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Maximum allowable building height and **Higby Road designs discussed**

By Kate Pangelinan

The Nov.10 Monument Planning Commission (PC) meeting was another work session. That means no proposed site plans, plats, rezones, etc. were approved or rejected for recommendation to the Board of Trustees (BOT). Instead, the PC heard a presentation about plans for Higby Road, asked questions, and continued discussions from the work session held in October.

Planning Director Meggan Herington was present at the meeting, along with Planner II Debbie Flynn and Planning Technician Theresa Rust.

Information and Relevant Links

This article was written referring to a draft of the meeting's minutes submitted by Theresa Rust, currently available online at monumenttownco.documentson-demand.com. The minutes will later be considered for approval by the PC, and once any potential amendments are made and a vote passed, will no longer be designated as a draft.

The site monumenttownco.documents-on-demand.com is also a good place to find explanatory packets and agendas for both PC and BOT meetings.

Many PC meetings are available to watch in their entirety on the town's YouTube page at youtube.com/ channel/UCdFLo8UcqZfFdkio5jT6GDA. may find it easier to search for "Town of Monument" or "Monument Planning Commission" in YouTube's search bar. The Nov. 10 meeting is not available to watch in this way.

According to the town's website, planning staff can be contacted by calling 719-481-2954 or sending an email to planning@tomgov.org.

Higby Road

As stated in that draft of the meeting's minutes, "Triview Metro District spoke about the proposed Higby Road design presented by John Merritt." Further discussion and PC questions followed, including subjects such as:

- The future of traffic in the area, including traffic potentially generated by the elementary school expected to be built in the Home Place Ranch subdivision.
- Sidewalk size and student access around Lewis-Palmer High School.
- Plans and possibilities for construction and signalization involving other roads.

Maximum allowable building height

Flynn provided information including a map that illustrates what little land remains to be affected by any changes in the town's code regarding maximum allowable building height. Commissioner Cathy Green suggested a height limit of 50 feet instead of the previously proposed maximum allowable height of 75 feet to the west of I-25. Efforts will be made to see if "having a Town height limit of no higher than 50 feet," as stated in the draft minutes, can be added to the Municipal Code.

Other items

Staff is going to create another map for the PC, detailing where tractor trailers can legally be used. This is at the request of Commissioner Daniel Ours. Further discussions about industrial areas in Monument are expected including at the next PC meeting. Land developer Tony Peck introduced himself during the public comments portion of the meeting, explaining that he plans to apply for a spot on the planning commission.

There is expected to be another PC work session next month on Dec. 8 at 6:00 p.m. in the Monument Town Hall. According to the posted agenda, this will be a combination work session and public hearing, meaning that items will be voted on for recommendation to the BOT first, followed by another work session dis-

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these was a Black student who entered an Advanced Placement class and was told by the teacher that he must be in the wrong class. There were also anecdotes involving transgender or homosexual students. When asked how these statements made the members feel, they said they felt unwanted and intimidated.

Students described a pyramid of behaviors demonstrating escalating acts of bias and hatred starting from the most common acts of stereotyping and seeking like-minded people through acts of bias such as insensitive remarks and social avoidance to systemic discrimination such as housing segregation. Other examples of bias motivated violence such as arson and vandalism and in the extreme, genocide.

Students said that a great deal of bullying goes on at the middle school level and that their organization teaches how to discourage it and make all students feel accepted, respected, and valued.

Recognition of first responders

The board recognized first responders from the community. Among those present were Tri-Lakes Monument Fire Protection District Chief Andy Kovacs, Palmer Lake Fire Department Chief Christopher Mc-Carthy, Monument Police Chief Sean Hemingway, Palmer Lake Police Chief Jason Vanderpool, Woodmoor Public Safety Chief Kevin Nielsen, Lewis-Palmer High School Resource Officer Deputy Chad Wheat, Palmer Ridge High School Resource Officer Deputy Cory Adkisson, Monument Academy Resource Officer Deputy Josie Haag, and district Chief of Safety and



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