

open session, the board unanimously approved water rights for the property, directing town staff and Foreman to further negotiate those rights.

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 5:30 p.m. Jan. 3. 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://monumenttown-co.minutesondemand.com> and click on Board of Trustees.

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Monument Planning Commission Public Hearing and Work Session, Dec. 8

Triview and church enclave annexations approved; maximum building height discussed

By Kate Pangelinan

The Dec. 8 meeting of the Monument Planning Commission (MPC) featured a Public Hearing, during which the MPC voted to approve recommendation of proposals described in the meeting agenda as “Enclave Annexation and Zoning of an Area Known as Triview Metropolitan District parcels on St. Lawrence Way” and “Enclave Annexation and Zoning of an Area Known as Trinity Lutheran Church.” Then, the meeting segued into a Work Session. The MPC discussed potential futures for the maximum building height in Monument and other topics.

Work Sessions do not involve voting on specific planning items. This particular series of Work Sessions is intended to gather information on the MPC’s hopes and perspectives to relay to the Board of Trustees (BOT).

Commissioners present at the meeting were Martin Trujillo, Cathy Green, and Daniel Ours, along with Chairman Chris Wilhelmi and Vice Chairman Sean White.

Public Hearing

Here are some facts about the proposals, according to a presentation by Planner II Debbie Flynn along with the meeting packet available online:

- These annexation and zoning proposals were for two parcels of land belonging to the TVMD (1 acre and 14,513 square feet), as well as the property belonging to Trinity Lutheran Church (5 acres).
- The two parcels of land belonging to TVMD are located on St. Lawrence Way. These parcels contain the district’s tank site. Trinity Lutheran Church is located at 17750 Knollwood Drive.
- The proposed zoning for the properties on St. Lawrence Way is “P,” or “Public,” and the proposed zoning for Trinity Lutheran Church is “LLR,” or “Large Lot Residential.”
- These land parcels are surrounded

by the town of Monument, making them “enclaves.” The town was the applicant for these proposals.

- Annexing these land parcels into the town is intended to provide them with future security and services. “Police and road maintenance services” were mentioned in Flynn’s presentation.
- Motions to recommend the proposals to the Monument Board of Trustees (BOT) were approved unanimously, 5-0.

Work Session

- During the Work Session, the MPC picked up on prior discussions about the maximum allowable building height, among other topics. The goal of these current Work Sessions is to present findings to the BOT, showing where the PC stands on various issues, and seeing what the BOT would like to pursue further.
- Currently, the highest allowable building height in Monument is 75 feet. The question has been raised as to whether this could be lowered to 50 feet. Many factors are involved in this discussion, including:
 1. Required setbacks for buildings, concerning how far buildings of various heights have to be from I-25 and Jackson Creek Parkway.
 2. How “skinny” a 75-foot building would turn out, built within Monument’s parameters. It was suggested that it may be too “onerous” for developers to even consider building such a thing. Commissioner Green described a building like this as a tower surrounded by parking lots. Some commissioners said that even if developers are unlikely to build a 75-foot building, they would still prefer to remove the possibility from the town code entirely. It was suggested that if the town changes

so that it would better accommodate 75-foot buildings in the future, the option could be added back in with more specificity.

3. Developers contacting the town about building height. The Planning Department has heard from some developers that while they aren’t planning to build to 75 feet, they would prefer not to have the possibility removed. Previously, they had the option of building to 90 feet, and 75 feet was seen as a compromise. With this in mind, some members of the MPC wondered if any conflict that might follow lowering the maximum building height in areas where there probably won’t be 75-foot buildings anyway would be worth it. Even without changes to the code, all buildings may turn out under 75 feet as it stands.
4. Whether it would be, as Green suggested, “bad practice” to retain the possibility of a 75-foot building in the town code if it’s not what’s wanted/practical/in line with the rest of the town. This could be misleading.

Planning Director Meggan Herington asked the MPC some questions regarding how a maximum height of 75 feet got in the town code to begin with, and what sort of updates the MPC received during the recent code overhaul. This generated some discussion, including points such as:

1. It was stated that when the 75-foot building height was agreed upon, members of the MPC were given to understand that 75 feet was the lowest compromise available, reducing the maximum building height from 90 feet.
2. Some MPC members do not feel that they were very involved in the code rewrite. They were briefed a couple times, but many factors were involved, including the COVID-19 pandemic and processes becoming remote.
3. Herington was thanked for getting the MPC more information. She was also later thanked for listening to the MPC’s concerns and observations.
4. It was suggested that more progress might be made toward objectives now than in the future.

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