

- After conversations with the public, Herington thought it would be helpful to highlight the difference between the Comprehensive Plan and the town's code. The Comprehensive Plan paints a picture of the community's desires for the area, helping to guide decision-making. The code, on the other hand, is full of concrete rules concerning what is allowed and how things should be built. These are two different documents, with different kinds of power.
- Another point of discussion concerned the characteristics of Light Industrial use. A goal is to establish what the MPC doesn't like about industrial use in Monument, and then to figure out how

to ward against it using available tools. As Herington understood it, the current conversation about industrial development began because of public response to a submittal for a property along Old Denver Road. She suggested that it is likely the MPC will see a new version of that property's Preliminary Plan in February, as one has since been submitted in reaction to negative citizen reception and is under review. All projects currently being developed by the town of Monument can be found here: <http://www.townofmonument.org/235/Development-Projects>, including a Preliminary PUD for Conexus Phases 2 and 3 submitted on Nov. 19.

- Five or six detailed definitions of types of distribution centers and/or warehouses were requested by members of the PC. Attempts will be made to clarify and pursue desires for Monument.
  - Some of the topics mentioned during Public Comment for Non-Agenda Town Planning Items included respect expressed for Herington and advice regarding distribution centers.
- Information and relevant links
- The town's planning staff posts explanatory packets, agendas, and meeting minutes on this website: [monumenttownco.documents-on-demand.com](http://monumenttownco.documents-on-demand.com).
  - Many MPC meetings are available to watch in their entirety on the

town's YouTube page, at [youtube.com/channel/UCdFLo8UcqZfFdkio5JT6GDA](https://youtube.com/channel/UCdFLo8UcqZfFdkio5JT6GDA). People may find it easier to search for "Town of Monument" or "Monument Planning Commission" in YouTube's search bar. The Dec. 8 meeting is not currently available to watch in this way.

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

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The next MPC meeting is expected to be held on Jan. 12 at 6 p.m. in the Monument Town Hall.

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### Palmer Lake Board of Trustees, Dec. 9

## Policy on short-term rentals approved

*By James Howald and Jackie Burhans*  
The Palmer Lake Board of Trustees met once in December, on Dec. 9. At its final meeting of the year, the board concluded its work on a policy governing short-term rentals (STRs). The board also voted on its 2022 budget and considered a request to rezone a property.

An ordinance to grant Black Hills Energy a franchise agreement to provide the town with natural gas got its first reading. The board heard a request to give Fletcher Drilling more time to vacate its current location. The board considered a request from the Monument Police Department (MPD) to use the Elephant Rock property for training. Finally, the board heard operational reports.

**STRs to be licensed and capped**  
In response to the increasing numbers of STRs in the town, the board began discussing how to regulate them at a workshop session in July. Trustee Karen Stuth took the lead in researching the ordinances written by comparable towns, with Leadville often serving as a policy template.

At the Dec. 9 meeting, the board reviewed Ordinance 12-2021, which is the result of months of discussion by the board. The ordinance defines an STR as a rental for less than 30 days and defines two types: Class 1, which are owner-occupied, and Class 2, which are not owner-occupied. Both types of STRs must be licensed by the town of Palmer Lake; STR licenses are granted only to STRs and are different from the business license required for other types of businesses. If an STR has more than three complaints, the town may hold a hearing at which the STR license may be suspended or revoked.

In previous discussions, several of the trustees—Stuth and Trustee Darin Dawson in particular—said they did not want to see too many STRs in the town owned by investors who did not live on the properties, as an excess of such properties might drive up housing prices and make it difficult for the employees of local businesses to live in the town. The ordinance caps the number of non-owner-occupied STRs at 112, which is 10 percent of the residential structures in the town. The ordinance does not cap the number of owner-occupied STRs.

The board voted unanimously to approve the ordinance, which will take effect this month.

Ordinance 12-2021 is posted on the town's website here: [https://www.townofpalmerlake.com/sites/default/files/fileattachments/ordinance/7092/ord\\_12-2021\\_creating\\_short\\_term\\_rental.pdf](https://www.townofpalmerlake.com/sites/default/files/fileattachments/ordinance/7092/ord_12-2021_creating_short_term_rental.pdf).

**Board approves 2022 budget**

Town Administrator Dawn Collins detailed changes to the proposed 2022 budget made by town staff since the public hearing on the budget held at the November board meeting. She mentioned more complete and accurate revenue projections, a change to Palmer Lake Police Department salaries prompted by the resignation of a part-time officer, and an increase to the contingency line due to the town not receiving a State Historical Grant for the restoration of the Town Hall.

In a memo to Mayor Bill Bass and the board, Collins pointed out that the proposed budget included a six-month cash reserve for operations and capital expenditures and an average 3 percent cost-of-living increase for employees.

Resolution 55-2021, which summarizes the 2022 budget and appropriates funds as required, was approved by the board on a 4-3 vote. Bass, Trustee Samantha Padgett, Stuth, and Dawson voted in favor; Trustee Nicole Currier, Trustee Jessica Farr, and Trustee Glant Havenar voted no.

**Residential property rezoned**  
Bass opened a public hearing on Randy Brenneman's request to change the zoning of his 7-acre property at the intersection of Red Rocks Ranch Road and Highway 105 from R1 (low-density residential) to RA (residential agricultural). In his request for rezoning, Brenneman said he wanted to build a barn with living quarters on the top floor on his property and raise livestock. The Planning Commission heard no objections from neighbors and approved Brenneman's request.

There were no comments from the public at the board meeting, and Bass closed the public hearing.

The board voted unanimously in favor of Ordinance 14-2021, which rezones Brenneman's property as requested.

**Natural gas franchise ordinance gets first reading**

At the Dec. 9 meeting, an ordinance granting Black Hills Energy a franchise, giving the company access to the town's streets and rights of way for the purpose of delivering natural gas to residents, got its first reading. The franchise will remain in effect for 20 years and says Black Hills Energy will pay 4 percent of its gross receipts to the town.

Havenar raised a concern that Black Hills Energy might want to add light poles as part of its natural gas delivery infrastructure. Town Attorney Matthew Krob said natural gas delivery did not require poles. Bass confirmed poles would not be used.

Bass, Currier, Dawson, Farr and Padgett voted in favor of Ordinance 15-

2021. Havenar voted no.

**Fletcher Drilling granted extension**

At its May 13 meeting, the board granted Fletcher Drilling a six-month conditional use permit allowing the company time to clear its property at 797 S. Highway 105 of drilling rigs and other equipment used by the business. In November, owner Tommy Fletcher went before the Planning Commission to request a six-month extension of the permit. The Planning Commission approved Fletcher's request, with the stipulations that he report regularly on his progress and be subject to a fine set by the Board of Trustees if the new deadline on May 27, 2022 is missed.

On Dec. 9, the board considered Resolution 54-2021, which confirms the Planning Commission's extension. Fletcher told the board three rigs had been moved but two were awaiting parts that were delayed due to supply chain issues. Dawson said he felt Fletcher had a plan and should get an extension. Stuth said she did not want the issue to drag on and suggested the extension be reduced from six to two months. Havenar suggested an extension of three months.

The first vote on the resolution failed, with Bass, Dawson and Farr voting in favor and Currier, Havenar, Padgett, and Stuth voting against. Padgett then moved to amend the resolution to give an extension of three months. The amended resolution passed with only Farr voting no.

**Elephant Rock property to be police training site**

Collins told the board MPD had asked to use the Elephant Rock property as a temporary training site for exercises such as building clearing, barricaded suspect drills, open area searches and multi-family scenarios. She said paint-

ball guns would be used for some exercises.

The board approved the request with Farr voting against.

**Highlights of operation reports**

- Collins told the board the concrete for the library ramp should be complete by mid-December, and the Pikes Peak Library District was reviewing the agreement with the town.
- The roof and shingles for the Town Hall are complete and the electrical system is being roughed in.
- Changes have been made to the Master Plan project to reduce its cost.
- Parking kiosks should be in place and staff trained by the end of December.
- Town administrative offices will be closed on Dec. 23 and 24, and on Jan. 1.

The meeting ended with an executive session to discuss the penalty for non-compliance. No action was taken after the session.

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The Board of Trustees is scheduled to hold one meeting in January, on Jan. 13. See the town's website at [www.townofpalmerlake.com](http://www.townofpalmerlake.com) to confirm times, dates and locations. While the Town Hall is being repaired, evening meetings will be held at the Palmer Lake Elementary School Library at 115 Upper Glenway and daytime meetings will be held at Tri-Lakes Chamber Community Meeting House at 300 Highway 105. Meeting times may change. Meetings are normally held on the second and fourth Thursdays of the month. Information: 481-2953.

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### Triview Metropolitan District, Dec. 14

## Triview to provide Forest Lakes Metro District operator services

*By Jennifer Kaylor*

At the Dec. 14 Triview Metropolitan District Board of Directors meeting, District Manager Jim McGrady reviewed the 2022 budgets for Triview as well as subdistricts A and B and the new year's water and wastewater rate adjustments for residential and commercial customers. In addition to conducting budget- and rate-related public hearings, the board considered numerous resolutions and agreements,

including an agreement to provide water and wastewater operation, maintenance, and administrative services on behalf of Forest Lakes Metropolitan District (FLMD).

Triview staff, all board directors, and legal representatives attended the meeting either online or in person.

The December board meeting packets, which include the agenda,

**TRIVIEW (Cont. on 16)**