

Department last year after over 20 years at the Colorado State Patrol. The father of five children, he is a native Coloradan.

Board's remote participation remains limited

During the June 2021 meeting, the board approved a remote policy for emergent and non-emergent meetings that allows members to attend remotely up to four times per year. The policy specified that if an in-person quorum of trustees were not available, the meeting would have to be rescheduled and the public notified. See www.ocn.me/v21n7.htm#mbot.

Tonight, Town Attorney Joseph Rivera said remote and in-person attendance are the same as long as there is

meaningful participation by all parties. If the board and the public all have the same information and can hear and see one another, there is no reason board members cannot participate remotely. Remote participation by this reporter has resulted in spotty microphone audio throughout the pandemic.

Mayor Don Wilson reminded the board there have been allowances for voting in quasi-judicial matters and suggested the Home Rule charter commission could create requirements for in-person board appearances. He added there is no way to enforce the previously created policy. Trustee Jim Romanello asked why the board members couldn't

self-regulate remote participation, suggesting, "If you are elected, you should be here."

Trustee Laurie Clark suggested Gov. Jared Polis has not yet rescinded the emergency COVID-19 authorization, but on July 8, 2021, the governor did just that while also removing many pandemic-related executive orders.

The board tabled any further discussion on remote participation until February.

Radium removal media requires long-term maintenance

Public Works Director Tom Tharnish asked the board to approve \$92,300 for a long-term maintenance program to over-

see the radium removal process in Wells 3 and 9. This will be an ongoing process to keep the town's water compliant with the radium enforcement order created by the Colorado Department of Public Health and Environment (CDPHE).

The licensed water operators from Water Remediation Technology (WRT) LLC will remove the radium from the town's drinking water, then exchange the spent media while properly transporting and disposing of it at a licensed facility.

The request was approved unanimously.

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Monument Planning Commission, Jan. 12

QuikTrip and Monument Junction proposals approved

By Kate Pangelinan

The Monument Planning Commission (MPC) voted on two public hearing items during its Jan. 12 meeting: the QuikTrip Store Final PUD Plan and QuikTrip Subdivision Filing No. 1, as well as the Preliminary/Final Plat for Monument Junction West Filing No. 1. Both items were approved for recommendation to the Board of Trustees (BOT.)

Following nominations, Commissioner Chris Wilhelmi agreed to continue in his role as chairman of the MPC, and Sean White will continue as vice chairman.

The commissioners then conducted another work session discussing industrial use in Monument, still working toward future adjustments to the town code.

The scheduled Special Meeting on Jan. 26 saw only a vote to postpone "an ordinance amending the Town of Monument Land Development Code related to industrial land use, definitions, and design standards," as stated in the meeting agenda. The MPC anticipates holding another Special Meeting to discuss these amendments, likely on Feb. 23. A BOT meeting also intended to consider these amendments will be postponed until March, so that planning staff has more time to refine the proposal.

QuikTrip proposal

Some facts about this proposal, according to presentations by Planner II Debbie Flynn and Jessica Glavas, a real estate project manager for QuikTrip, along with the meeting packet available online:

- QuikTrip is a convenience store, gas station, and dining establishment, originally founded in Tulsa, Okla., in 1958. It offers made-to-order food and drinks, including pizza, macaroni and cheese, and sandwiches. Four percent of annual net profits are given to charitable organizations, and they are a registered Safe Place, providing an avenue for youth in crisis to access emergency services.
- This QuikTrip store is expected to be 8,292 square feet, standing 20 feet tall. There will be 107 standard-vehicle parking spaces and 14 spaces intended for trucks and large vehicles. No overnight parking will be allowed.
- The project site is part of Falcon Commerce Center Phase 1 south of Baptist Road and north of Squadron Drive. There will be an on-site water detention facility.
- Before a Certificate of Occupancy is issued, there are requirements involving the intersection of Baptist Road and Terrazzo Drive, including the construction of a traffic signal. Glavas expressed concern about this, stating that while QuikTrip very much supports the traffic signal, the building process is the Colorado Department of Transportation's responsibility and it cannot control when construction will be finished.

MPC's discussion points involving this proposal included:

- The possibility of bike lanes. Glavas stated that QuikTrip would be receptive to putting in a bike rack.
- The suggestion of a hydrological survey to determine what will happen with water runoff in case of a lot of snow.
- Questions about how QuikTrip expects to clean up after neighboring dogs.
- Questions about QuikTrip's lighting, employee payments, and signage plans.
- Questions about the traffic study and how many trips are expected to and from the facility in a day. Another QuikTrip representative addressed these traffic questions.

In the end, this proposal passed 4-1, with Daniel Ours, Martin Trujillo, Sean White, and Sean Zernickow voting for it and Chris Wilhelmi voting against. Wilhelmi stated that he did not believe the project was in line with the Comprehensive Plan, and that it may benefit people traveling through Monument more than the community.

Monument Junction

West Filing No. 1 proposal

Some facts about the Monument Junction West Filing No. 1, according to a presentation by Planner II Debbie Flynn and explanations given by CEO of Classic Homes Doug Stimple, along with the meeting packet available online:

- The property is between I-25 and Jackson Creek Parkway and was a part of the project formerly known as The Village. This project is now called Monument Junction. It was part of a previously approved Sketch PD Plan.
- The project area is 44.140 acres, including six lots, three tracts, and four streets. As stated in Flynn's PowerPoint, "lots range in size from 1.511 acres to 10.685 acres." This project is expected to feature single-family and multifamily residential offerings, as well as mixed-use, open space, and a linear park. The Jan. 12 vote only dealt with creating different lots. A Final PUD Plan will be required for each lot before anything is built.

Public Comment points involving this proposal included:

- Longing for a "real" and "decent" park in the area.
- Concern about who will clean up after dogs as more people utilize the trail system.
- Concern about the location of traffic lights on Jackson Creek.

A vote to approve this proposal for recommendation to the BOT passed unanimously.

Work Session

Points discussed during the MPC's latest Work Session included:

- How the BOT has requested that planning staff draft an ordinance to amend the town code as it relates to industrial design standards. The

original plan was to present this for their consideration at a February meeting, though this has now been postponed until March. This draft will be a "starting point," subject to revision. A meeting with citizens and industrial property owners to gather data was scheduled for Jan. 19. A BOT member was expected to attend, and MPC members were given the option as well. Planning staff will return to looking at building height concerns later.

- Updates on potential adjustments that might be made to the code. MPC members were able to provide suggestions and ask questions. Some examples included removing words such as "usually" to allow for fewer potential loopholes/points of ambiguity, and the possibility of pulling out the definition for "truck stops" because it does not seem more are currently desired.
- A description of what happens when a lot of semi-trucks are left idling during shift changes around distribution facilities. It was suggested that tractor trailers should

be of concern. It was also stated that saying no semi-trucks are allowed could prove tricky from a legal perspective, because semis are a usual part of industrial use.

Information and relevant links

- The town's planning staff posts explanatory packets, agendas, and meeting minutes on this website: 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/UCdFLo8UcZfFdkio5jT6GDA. People may find it easier to search for "Town of Monument" or "Monument Planning Commission" in YouTube's search bar.
- According to the town's website, planning staff can be contacted by calling 719-481-2954 or sending an email to planning@tomgov.org.

The next PC meeting is expected to be held on Feb. 9 at 6 p.m. in the Monument Town Hall.

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Monument Board of Trustees, Jan. 18

Town continues annexing enclaves for zoning consistency

By Allison Robenstein

During the Jan. 18 meeting of the Monument Board of Trustees, the board annexed two enclaves into the town and appointed a Home Rule commissioner. The town manager's annual report was reviewed as well. During the meeting, microphones were spotty at best. That made it nearly impossible to understand board member discussions.

Mayor Pro Tem Kelly Elliott was noted absent.

Ordinances to annex two enclaves

Two enclaves were annexed with the goal of assisting with zoning inconsistencies. An enclave is "a property surrounded by land already in the incorporated area of the Town." By statute the town can annex enclaves within its boundaries.

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