

amended its original service plan and subsequent financing mechanism of subdistricts. Resolution 2022-03 is a resolution consenting to the organization of the Conexus Metropolitan District Numbers 1 and 2, whose boundaries and services will overlap with the boundaries and services of the Triview Metropolitan District. If approved by Triview, Conexus cannot build, own, or maintain any facilities that conflict with Triview and must meet Triview's compliance parameters. The accompanying consent agreement allows Conexus to build the necessary infrastructure for its residents and to finance the construction through the two metropolitan districts. Director James Otis emphasized that approval of the overlap simply conveyed that Conexus met all legal requirements and fiduciary responsibilities and Triv-

iew residents are not at financial risk.

The final action requested authorization for President Mark Melville to sign a letter of support for Home Place Ranch, also known as Triview Metropolitan District No. 3, to restructure its service plan and increase its total debt to finance expanded public improvements which include construction of a recreation center in District No. 3.

The directors unanimously approved the two resolutions and consent agreement and authorized Melville to sign the support letter.

At about 7:55 p.m., the directors moved into executive session §24-6-402(4)(a), (b), (e), Acquisitions, Legal Advice, and Negotiations regarding the following general topics, if needed: negotiation regarding the Northern

Delivery System and the design contract for the North Monument Creek Interceptor pipeline.

Triview board meetings are generally held on the third Thursday of the month. The next regular board meeting is scheduled for 5:30 p.m. Thursday, May 19. The district office is located at 16055 Old Forest Point, Suite 302. Because a public presentation is expected to be scheduled for mid- to late June, check the district's website, <https://triviewmetro.com> for meeting updates. See also "Triview Metropolitan District" on Facebook or Twitter. [com/@TriviewMetro](https://twitter.com/TriviewMetro).

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Monument Board of Trustees, April 4

Board member resigns; Independence Day festivities approved

By Allison Robenstein

At its April 4 meeting, the Monument Board of Trustees decided to begin the appointment process to select a new member after Trustee Laurie Clark resigned.

Resolution declaring a vacancy on the board
Clark resigned her position effective April 3, and a resolution declaring the vacancy will allow the board to appoint a replacement. The position will remain in office only until the next regular election in November. Clark was elected in April 2018. During her tenure, she missed 23 meetings, more than any other sitting trustee.

Special event permit approved for Independence Day parade and street fair
Portia Hermann, communication, and event specialist for the town, said the Kiwanis Club has applied to hold the annual parade on Monday, July 4. A permit for the associated street fair, hosted by the Tri-Lakes Chamber of Commerce, was also requested. These were both unanimously approved by the board.

Monument fee schedule addition resolution
Town Planning Director Meggan Herington said the new fee schedule resolution sets a procedure, to be completed during the pre-application meeting, between a property owner or residential building developer and town staff, for the school district to select land dedication or to receive fees in lieu of land. The local homebuilders association suggested the fee schedule be incremental since it is a significant increase in cost and none had anticipated it.

The fees are paid at the time a building permit is requested, then deposited into the school fees fund. Fees have not been updated at least since 2011, Herington told the board. The suggested incremental increase was to begin July 1, 2022. For example, fees for a single-family detached home are currently \$1,350 but, according to the graduated fee schedule increase, this would be updated to \$1,784. Then, on July 1, 2024, the same fees would increase again to \$2,218. Trustee Mitch LaKind questioned the staggered fee schedule.

Trustee Darcy Schoening asked why the fees differ so much between the variety of house styles, saying the people in apartments aren't using the home any less than those who live the single-family homes. "It seems discriminatory to me," she commented. Herington said the fee schedule isn't equal because the basis for determination is based on student yield—more school-age children are expected in single-family homes than in apartment complexes based on statistical analysis.

Schoening said the town needs fewer starter homes and fewer apartments. Fees are paid by the developer when they request a building permit. Trustee Jim Romanello argued this will cause rent to increase because the little guy pays the fees but noted the idea of incremental fee increases make sense to him.

The resolution was approved unanimously.
The meeting adjourned at 7:47 p.m.

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Monument Planning Commission, April 13

Monument to welcome new planning director; three proposals recommended for approval

By Kate Pangelinan

Three public hearing items were approved for recommendation to the Board of Trustees (BOT) at the April 13 Monument Planning Commission (MPC) meeting: Conexus Phase 1 Preliminary PUD Plan Major Amendment No. 2, the Native Sun Construction Preliminary/Final PUD Plan and Final Plat, and Willow Springs Ranch Filing No. 2 F. All proposals were approved unanimously, 6-0. Those voting were Vice Chairman Martin Trujillo and Commissioners Ray Egley, Eric Light, Cathy Green, Daniel Ours, and Sean Zernickow.

Other notable matters included:

- It was announced that Nina Ruiz is expected to become Monument's planning director on June 1. Meggan Herington will fill in until then. She is still working on Monument's new industrial design standards.
- Commissioner Steve King was sworn in to serve on the Board of Adjustments.

Conexus Phase 1 Preliminary PUD Plan Major Amendment No. 2

Some facts about this proposal, as detailed in the meeting packet available online, presented by Planner II Debbie Flynn during the meeting and supplemented with an additional presentation by Andrea Barlow of NES Inc. and Mike DeGrant of Schuck Communities:

- This amendment concerns a 23.3-acre property between Highway I-25 and Old Denver Road. Previously, in 2018, an amendment was passed allowing for "Religious Facilities and Institutions" to be built on this land. As stated in the meeting packet, "The construction of a church on Lot 1 has been approved and is nearing completion, which leaves 8.4 acres for future development."
- Also as stated in the meeting packet, this amendment "includes additional specific industrial standards that are consistent with the recently approved industrial standards for Conexus Phases 2 and 3 Preliminary PUD Plan. These standards will replace the limited light industrial and manufacturing standards." The packet includes a more thorough list of what exactly these industrial design standards entail. Regardless, this amendment will keep these Conexus Phase 1 projects in line with plans for Phase 2 and Phase 3.

Two public comments expressed support for this proj-

ect, and the PC asked questions touching on such topics as parking, signage, traffic, and definition clarification. In the end, the proposed amendment was unanimously approved for recommendation to the BOT.

Native Sun Construction Filing No. 1 and Native Sun Construction Preliminary/Final PUD Plan and Final Plat

Some facts about this proposal, as detailed in the meeting packet available online, presented by Flynn during the meeting and supplemented with an additional presentation by Earnest Jessop with Native Sun and Peter Patton with Patton and Associates, a land planning firm:

- This project is located at 16050 Old Denver Road in Monument, south of Baptist Road. The whole site is 10.66 acres, which this final plat is intended to divide into two light industrial lots of 7.36 acres and 3.3 acres. The Preliminary/Final PUD Plan being considered is concerned with Phase 1, handling the 7.36-acre lot.
- According to the PUD Plan and the meeting packet, Phase 1 is intended to feature "a 7,000-square foot office building, a 6,120-square foot shop, and construction yard." Phase 2 is on the horizon, although it's unknown when plans will solidify. Its 3.33-acre lot is expected to feature "an approximately 10,000-12,000-square foot office building." All buildings/work areas are for the Native Sun company.
- The office building built during Phase 1 of this project is expected to be two stories with a parking area. Further information is available in the meeting packet online.

Two public comments were made for this proposal as well, one asking questions and another expressing support. Commissioners' questions included subjects such road maintenance, the offices that will be built here, the size of Native Sun's fleet (one semi-truck at the moment, as well as some construction equipment), and water use. A motion to approve the proposals for recommendation to the BOT passed unanimously.

Willow Springs Ranch Filing No. 2 F

Some facts about this proposal, as detailed in the meeting packet available online, presented by Flynn, with Tim McConnell of Drexel, Barrell & Co. representing the applicant:

- Willow Springs Ranch Filing No. 2 is 6.158 acres, west of Willow Springs Ranch Filing No. 1. According to the meeting packet, Filing No. 2 will include "Cattail Drive and Short Prairie Court, 27 single-family lots, and two tracts." The tracts will be used for such things as "public utilities, landscaping, open space, trails, and drainage," again quoting the packet, and the lots will "range in size from 5,465 square feet to 11,488 square feet." The property can be reached from Forest Lakes Drive.

Two citizens spoke during the public comment portion of the hearing, mentioning concerns. After some discussion, this proposal was approved for recommendation unanimously, with the following condition: "Cattail Drive access will need to be converted to a right-in/right-out when and if a new roadway adjacent to Willow Springs Ranch Filing No. 2 is constructed for the Lewis-Palmer School District 38's future school site or the potential development of properties to the north."

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.documents-on-demand.com.
- These minutes will later be considered for approval by the PC, and—once any potential amendments are made and a vote passed—no longer designated a "draft."
- This 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/UCdFL08UcqZfFdkio5jT6GDA. Citizens 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 May 11 at 6 p.m. in Monument Town Hall.

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