

Camping ordinance 8.36.030. Mayor Don Wilson said her suggestions were largely covered within the current ordinance. Schoening said there should be new definitions covering where people cannot sleep. She went on to suggest she saw or was told of a bus full of homeless people cooking on a grill along Baptist Road near the Pilot Flying J.

Hemingway said if someone doesn't want to drive, police encourage them to do so, particularly in a well-lit parking area such as the Pilot Flying J. Respond-

ing to complaints, Hemingway said Pilot staff were the ones found to be sleeping in cars between shifts. When pressed by Trustee Mitch LaKind for crime statistics related to those found sleeping in their vehicles, Hemingway said there is no correlation between people camping and those committing crimes.

But Schoening could not be silenced, saying she has heard of high school students going there to buy drugs and find prostitutes.

Ultimately, the discussion went no-

where.

Public comments

During public comments, Christine Malmberg, owner of Dragonfly Paddle Yoga, came back to the board after begging it to change the Monument Lake business permitting process. Because no permits were approved this year for businesses like hers to work on the lake, she is in danger of losing her livelihood. Malmberg said half her revenue comes from this community in the summer months

when she teaches yoga on paddleboards. She told the board she feels disenfranchised and inconsequential.

Wilson asked the town manager for an update on the permitting process at the next meeting.

Brandi Turner, home rule committee commissioner, thanked the board and staff for their assistance.

The meeting adjourned at 9:14 pm

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Monument Planning Commission, May 11

New industrial design standards draft approved

By Kate Pangelinan

The May 11 Monument Planning Commission (MPC) meeting included four Public Hearing items, all of which were approved for recommendation to the Board of Trustees, though not without significant discussion and—at times—additional conditions. As listed in the meeting agenda, these Public Hearing items were:

- The Thompson Thrift Residential Final PUD Plan
- The Village at Jackson Creek Filing No. 1 Final Plat
- The Eagle Rock Distribution Preliminary/Final PUD and Final Plat

- An ordinance adopting industrial design standards, definitions, and uses.

Of all these proposals, the ordinance concerning new industrial design standards generated considerable thought and discussion. Commissioner Daniel Ours asked that a more thorough explanation be put into this month's minutes, hoping this article would include more information, and that both the Board of Trustees and the public will be informed/know that the issue was treated with care.

Any citizens who want more clarification are encouraged to use the resources provided. Links to both the minutes

and the full recorded meeting are provided at the end of this article, and town staff members are available to answer questions. If you wish to watch the May 11 MPC meeting concerning industrial design standards specifically, the explanatory presentation begins at about the one-hour, 45-minute mark in the YouTube recording.

May 11's meeting ended on a bittersweet note, with the commission presenting now-former Planning Director Meggan Herington with accolades and a plaque, wishing her well moving forward and stating that she has operated "with the highest standard of excellence and

integrity" during her time working for the Town of Monument.

Commissioner Ours also mentioned that Planner II Debbie Flynn was honored as Employee of the Year recently and offered congratulations.

Thompson Thrift Residential Final PUD Plan

Some facts about the Thompson Thrift Residential Final PUD Plan, as detailed in the meeting packet available online, as well as presentations both by Flynn and Jon Romero of N.E.S. Inc:

- This project involves 13.14 acres within the Village at Jackson Creek development, upon which the intention is to construct "264 multi-family units, a clubhouse, pool, and fitness center." These 264 residential units will feature four kinds of buildings, and all of these buildings will have different kinds of residences within, allowing occupants to select between one-, two-, and three-bedroom homes. As stated in the meeting packet, "There are (108) one-bedroom units, (132) two-bedroom units, and (24) three-bedroom units." A total of 20% of the property—114,476 square feet—is expected to feature open space. There will also be a dog park.
- This project is the first of four lots within the Village at Jackson Creek, located in the northwest of the development.
- The Village at Jackson Creek in general is planned to feature "a variety of retail, employment, multifamily, and other commercial uses on 46.973 AC," again quoting the meeting packet.
- There are expected to be 479 parking spaces—"383 surface parking spaces, 19 ADA (Americans with Disabilities Act) spaces, and 96 garage spaces." People will be able to access the property from Grand Village Drive. The meeting packet states, "The access point on the eastern side of the site is a right-in/right-out intersection. The access point on the southern portion of the site is a roundabout."
- The proposed building height is 48 feet.
- The applicant is listed as "Thompson Thrift Residential," and the property owner is listed as "Jackson Creek Land LLC." Pictures and maps concerning this project are available online in the meeting packet.

Steve King spoke during the Public Comment period, providing his impressions on the project and its history and expressing concerns. There were then several questions from the MPC, which were addressed by a whole host of people representing both town staff and the applicant. The applicant's representatives are listed in the meeting minutes as: "John Romero of Thompson Thrift (Watermark Residential), Monica Unger with Thompson Thrift, and the traffic engineer Jeff Hodsten, (and) Brett Behnke with CSI."

Some of the highlights of this discussion included:

- Ours stated that it is a priority to provide viable, affordable housing for young people. Monument is



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