

## Monument Board of Trustees workshop and meeting, June 20

# Permits for business lake use approved

By David Futey

**NOTE:** Our Community News (OCN) is urgently seeking a reporter to cover the Monument Board of Trustees, which usually meets twice a month. Reporters can attend in person or watch the meetings online. Our OCN reporter volunteers will train and help you learn how to write articles summarizing "what was discussed and what was decided." If interested, please contact John Heiser, OCN Publisher, (719) 488-3455, johnheiser@ocn.me.

At its June 20 meeting, the Monument Board of Trustees (BOT) conducted a workshop regarding Monument Lake permits for business use on public property followed by the Board of Trustees meeting.

### Board workshop—Monument Lake use permits

The BOT workshop involved a discussion to determine whether to continue or discontinue offering Monument Lake use permits to businesses. Present Town of Monument code stipulates that a business cannot conduct business on public property without a special permit. A permit fee is presently \$250, and a business license is \$75. From 2017-21, the town issued lake use permits for business use, allowing two business permits per year. There was no permitting system before 2017.

Monument's insurance allows permitting with the following stipulations: A business would be required to have \$1 million in insurance, which is typical for all vendors who seek a permit with the town; the town should also be named as an additional insured; the business should provide a certificate of liability; and participants of any classes held by the business must sign a waiver designating the town harmless if an incident occurred. It was undetermined who would be responsible if a situation exceeded \$1 million in damages.

To determine peak lake use hours, Monument town staff tracked cars, total people, anglers, non-anglers, watercraft (boats, kayaks, paddle boards) once or twice a day, usually four days a week for about one month starting on May 18. Peak hours in that time frame were generally weekends and weekday afternoons, and the lake will become more crowded as the summer progresses.

The discussion focused on the positives and negatives of offering the permits. The issuing of permits would allow the town to schedule businesses in off-peak hours, but to allow businesses to use the lake is not in the best interest of the citizens of Monument and would create additional congestion at the lake. It was stated that Monument Lake is very crowded with the continuing development occurring around it.

The board ended the workshop at 6:25 p.m. with no motion or action since this topic was a discussion item on the following board meeting agenda.

### Board of Trustees meeting Thompson Thrift Residential plan approved

By a 5-2 vote, the board approved Resolution No. 42-2022, a Final Planned Unit Development (PUD) for Thompson Thrift Residential. The Planning Commission, by a 4-2 vote, and the town staff had recommended approval to the BOT. The Planning Commission's "no" votes arose from a concern about potential traffic congestion created by the project.

Thompson Thrift Residential—Village of Jackson Creek will be a Class A residential development west of Jackson Creek Parkway at Harness Road. The Final PUD is consistent with the preliminary plan for the development that was approved by a board vote of 7-0 on April 5, 2021. No variances and revisions were

requested in the final PUD. The area was previously rezoned from industrial to multi-purpose to comply with the Comprehensive Land Use Plan. This 13.14-acre project is part of a nearly 47-acre preliminary plan site that will eventually be fully developed.

The Thompson Thrift Residential site is projected to have 264 multi-family residential units in one-, two-, and three-bedroom configurations. The maximum building height is 48 feet. The site will have four points of access, including Strata and Harness Drives off Jackson Creek Parkway. There will be common areas such as a clubhouse, pool, and dog park, and general and disabled parking. The

design is consistent with the Village of Jackson Creek Preliminary Planned Development Site Plan Guidelines. Triview Metropolitan District will provide water and sanitation services and maintain the roads. The project is expected to be completed in 2025.

A Thompson representative stated that Monument has a need for an additional and more affordable housing alternative to single-family homes due to its growing workforce. It was stated that the average single-family home in Monument is \$750,000, requiring a median income of \$135,000 to afford that mortgage level. This suggests the average Monument mortgage is \$4,172 per month

based on current interest rates, while the projected average apartment rent at the proposed area would be \$2,166 per month. Part of the board discussion regarded the need for affordable housing for entry-level police, fire, teachers, and retail employees.

In a related note, the widening of Jackson Creek Parkway is being designed by Felsburg, Holt & Ullevig Inc. with a design completion date of December 2022. Once the design is at 30%, it will be posted on the town website for the community to review. The projected construction start is early 2023.

Public comments included a statement by Terri Hayes, chief executive of-



**Be Brilliant™**

For a better hearing experience, you need Augmented Xperience.

Offers available only through the **End of this Month!**  
**\$250 OFF HEARING AID PURCHASE**  
**RISK-FREE, 2-WEEK TRIAL.**  
 Zero cost. Zero obligation.

Discover the hearing aids that 94% of wearers report excellent speech understanding.\*

**signia**

Hear better and live better with Augmented Xperience (AX). Look for it in a full range of Signia hearing aid styles, models and price points.

AX technology delivers speech that sounds clearer and closer to you – speech as it was always meant to be heard.

It's speech clarity your ears will notice, and it's only available in Signia hearing aids with AX technology.

**abetterhearingcenter.com**  
**719-627-9271**

**A BETTER HEARING CENTER**  
 HAPPINESS IS BETTER HEARING

**MONUMENT, CO**  
 574 W. Hwy 105 | Monument, CO 80132

**WOODLAND PARK, CO**  
 316 W. Midland Ave. | Woodland Park, CO 80863

\*Visit signia-pro.com/en-us/claims-data for more details. Signia is a registered trademark of WSAUD A/S. SIV-12790-22

# For Sale - Investor Price!

## Over \$300,000 Below Market Value!



\$1,225,000

5 Acres—5BD, 4BA, 6 CAR

Drop to Your Knees View!

600K in Improvements!

VISIT: [1335Pleier.Info](http://1335Pleier.Info)

for detailed information and compare recent solds in the area.



Dianne Meyer—Owner/Broker—719.233.4005

HomesNowColorado.com—DiannesReviews.com