

MBOT (cont. from 10)

Trustees, Classic Homes,

the Fire Department, town staff, community volunteers, and specifically Por-

tia Hermann and Madeline VanDenHoek for their support and help with Party

for the Parks. The meeting adjourned at 9:40 pm.

Jackie Burhans can be reached at jackieburhans@ocn.me.

Monument Board of Trustees, Aug. 1

Board approves two ordinances, cancels two workshops

By David Futey

At the Aug. 1 Monument Board of Trustees meeting, the board approved two ordinances and canceled a workshop on the 2022 half-year actuals vs. the budget. It also canceled a workshop on affordable housing.

By a vote of 7-0, the board approved Ordinance No. 13-2022: a Preliminary/Final Planned Unit Development and Map Amendment (Rezoning) for Rivera Electric LLC. Debbie Flynn, town planner II, presented this ordinance. Rivera Electric is located at Lot 1 of Wolf Business Park (WBP), which is north of Highway 105 off Beacon Lite Road. The entire business park is zoned PUD, but each new business needs approval to ensure it meets the PUD.

The WBP plat was approved in September 2015 for industrial warehouse use with outdoor storage. The Town of Monument will provide water services and the Monument Sanitation District will provide wastewater service for all businesses in WBP. A sketch plan was first approved, and this preliminary/final PUD is the subsequent step in the approval process. The proposal meets the Town of Monument municipal codes. There are two more lots available in WBP.

Rivera Electric has a 7,000-square-foot building with offices and warehousing. Outdoor storage will be screened from view. The site will be accessed off Wolf Court with 30 vehicle trips on an average week-day between employee and

service vehicle trips. The Planning Commission recommended approval. The applicant did not provide a presentation and there was no public comment.

By a vote of 7-0, the board approved Ordinance No. 14-2022: a Final Planned Unit Development and Map Amendment (Rezoning) for Quick Quack Car Wash. Flynn presented this ordinance. The car wash will be in the Monument Ridge subdivision at Baptist and Struthers Roads, south of Chase Bank. The Monument Ridge preliminary PUD plan was approved by the board on Jan. 16, 2007. The approved preliminary PUD allowed for a 30-acre mixed development with a variety of hotel, retail, office, and residential land uses. Triview Metropolitan District provides water and wastewater services to the Monument Ridge development.

The automatic car wash is 3,846 square feet with vacuum stalls, which is allowable in Monument Ridge. The proposed development meets the Town of Monument's municipal code and Monument Ridge design guideline. Primary access will be off Struthers Road with a secondary emergency access. Estimated use is 775 vehicle trips on an average week-day, which equals about 385 vehicles per day. The Planning Commission recommended approval with additional signage for access and exit clarity.

Mayor Wilson asked Flynn to provide clarity about this subdivision. Flynn said there was no timeline for the subdivision to be built out and there is one lot remaining for development. Within the present town code, there is no timeline for applications. If there is a preliminary PUD but a final PUD is not submitted, the preliminary PUD will expire after one year.

Title transfer

A vote by the board was not necessary regarding a Well 3 Land Title Issue as this discussion item was to inform the board on a title transfer.

Tom Tharnish, Monument's director of Public Works, provided information on this title transfer. The board was provided information at the previous meeting on a land parcel where Well 3 was redrilled. Originally, the idea was to exchange one parcel for another. However, after further research, it appears the town can perform a quiet title action rather than a condemnation.

Interim Town Attorney Joseph Rivera provided background on adverse possession as it relates to this parcel that was originally platted in 1874. The plat is not at perfect right angles for longitude and latitude, creating a triangular section. There is no record of an owner. However, the town has acted as owner since 1960 for a variety of reasons. Adverse possession allows the town to claim

the property since the town has been acting as owner. The objective is to transfer the title.

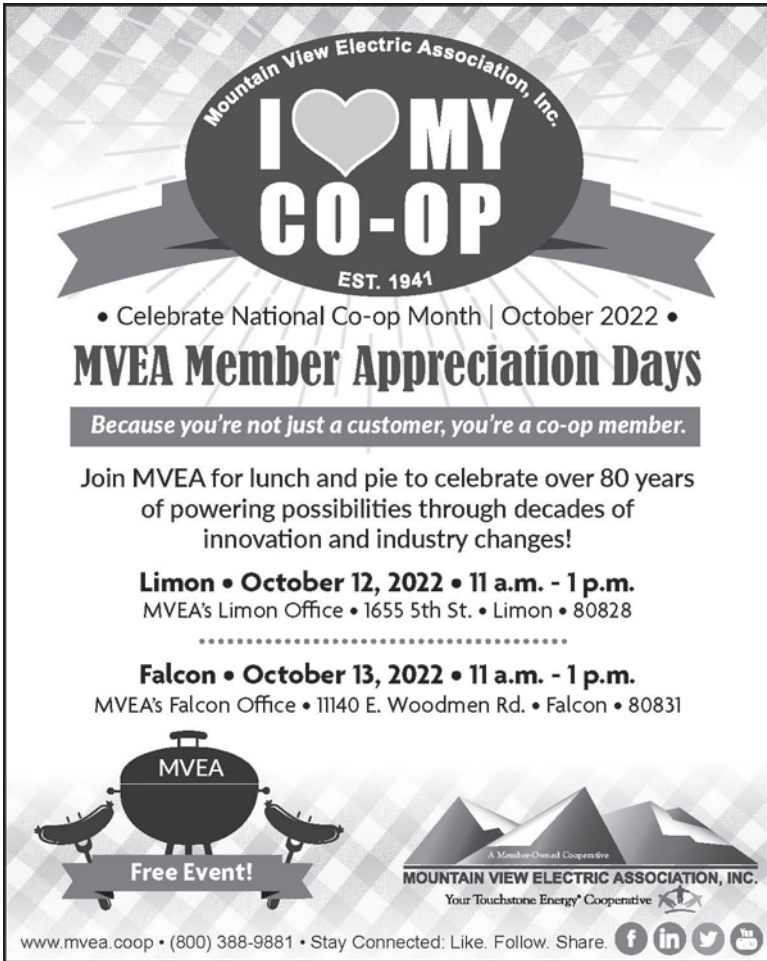
Public comment

Tri-Lakes Cares (TLC) Executive Director Haley Chapin expressed appreciation for the town's support as TLC received its allotment. She said TLC used the allotment for client services and staff training. Chapin also made the board aware that September is Hunger Action Month and Sept. 23 is Hunger Action Day. She asked the town to consider changing the tree lights along Second Street to orange in September, as orange is the hunger awareness color. The town and business community could also show support by purchasing hunger awareness orange T-shirts, she said.

Workshop canceled

By a vote of 6-1, the board canceled a workshop related to affordable housing. Trustee Darcy Schoening spoke about the Housing & Building Association's presentation called The Missing Middle that had been approved as a workshop item for Sept. 6 in the previous board meeting. She said it's not in the town's best interest to spend an hour or more on a presentation related to subsidized or affordable housing given other pressing matters and since town residents generally do not appear to support such housing.

David Futey can be reached at davidfutey@ocn.me.



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Monument Board of Trustees, Aug. 15

Board approves ordinance but splits on amendment

By Chris Jeub

The Aug. 15 Monument Board of Trustees meeting opened

with Monument Police Chief Sean Hemingway commemorating the loss of El Paso County

Sheriff's Deputy Andrew Peery, who died Aug. 7 in a Colorado Springs shooting. Mayor Ron Wilson took a small moment of silence in honor of Peery. The meeting continued with a proclamation for Creek Week, an ordinance and amendment to planned unit development (PUD) regulations, the approval of a school resource officer for Monument Academy, and discussions concerning overnight camping and wells. The meeting ended with an executive session to discuss the town's contract with TPx, the town's IT provider, and other contracts.

Proclamation for Creek Week

Amy Bodigan of the Fountain Creek Watershed shared information for Creek Week, set for Sept. 24-Oct. 2. Creek Week seeks volunteers to clean litter along the creek and other open spaces throughout the watershed. Its website (www.fountain-crk.org/creek-week) invites individuals and groups "to form a Creek Crew" for the cleanup. "Get outdoors, get active, and create some good for your community and those living downstream." The board unanimously agreed with a reading of the proclamation.



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