

Assistant County Attorney Lori Seago confirmed this could be done.

Brett Louk, with SMH Consultants and representing the owner, confirmed that his client was happy that a 4-acre lot size condition be added to the rezone approval.

One neighbor spoke in opposition, voicing concern about water and a fear the rezone would enable the property to be further subdivided.

Kylie Bagley, planner II, Planning and Community Development, said that water availability would be looked at as part of the subdivision application. The lot minimum size was addressed by the added condition.

The vote to recommend the application for approval was unanimous. It is now due to be heard at the BOCC land use meeting on June 20.

Kinch minor subdivision

At the May 4 meeting, the commissioners heard a request by Paul and Amy Kinch to subdivide their 29.12-acre property on Milam Road into three 5-acre lots and one 14-acre lot. The subdivision does not require a rezone as the land is already zoned RR-5.

The applicants plan to build a new home on the larger lot and sell the other three at a future date. They state in their

letter of intent that the subdivision will allow them to better maximize the use of their land.

The application was heard as a consent item, meaning there was no further discussion and will now be heard at the BOCC land use meeting on June 6.

New chair and vice chair

At the May 18 meeting, the commissioners voted to elect

Commissioner Thomas Bailey as chair and Commissioner Jay Carlson as vice chair. Bailey served as vice chair under former Commissioner Brian Risley's chairmanship. Risley stepped down in April following his election to the Colorado Springs City Council. Helen Walklett can be reached at helenwalklett@ocn.me.

Monument Town Council, May 1 and 15

Midtown Collection of Monument Junction approved on 5-2 vote

By Chris Jeub
A newly appointed Monument chief of police was sworn in on May 15. The Midtown Collection at Monument Junction West Filing No. 1, a controversial Planned Unit Development (PUD) project, was approved on a split vote. A technical glitch led to the failure of the May 15 Town Council meeting to be published online, leaving only the agenda items to be reported on in this issue of OCN.

New chief of police

Patrick Regan was sworn in as the new chief of police for Monument on May 15, ending a five-month vacancy in the position. Regan brings 23 years of law enforcement experience from the Scottsdale Police Department in Arizona, where he served in various roles including undercover narcotics detective, SWAT operator, and internal affairs supervisor. He is a graduate of the FBI National Academy and has extensive executive leadership training. Regan expressed his excitement about joining the Monument community and highlighted his commitment to maintaining a strong relationship with the residents. He plans to increase the number of officers on patrol, enhance community engagement efforts, and focus on collaboration, accountability, and communication within the Police Department.

Monument Junction

Ordinance No. 10-2023, which approved a Preliminary/Final Planned Unit Development (PUD) for Midtown Collection at Monument Junction West Filing No. 1, was approved on a 5-2 vote. The project encompasses 21.7 acres with a primary use of single-family detached homes. The development is classified as a mixed-use PUD, surrounded by other PUD-zoned land.

The Monument Planning Commission recommended denial of the plan on April 12 in a 4-3 vote, stating that it did not meet the criteria set forth in the town's land development code and was inconsistent with the comprehensive plan. However, the town staff recommended approval, asserting that the plan adhered to applicable development standards and was generally consistent with the comprehensive plan.

Andrea Barlow of N.E.S., representing Classic Homes, presented on behalf of the ap-



Above: Patrick Regan had no idea when he got married in Monument in 2012 that he'd return 11 years later as police chief. Regan was sworn in at the Monument Town Council meeting on May 15. He replaces interim chief Tim Johnson who returns to his previous rank of commander. Regan has spent the past 23 years with the Scottsdale, Ariz., Police Department. He served as an undercover narcotics detective, violent crime investigator, Spanish interpreter, gang enforcement supervisor, internal affairs supervisor, patrol watch commander, commander of the special investigations division, and other positions. After being sworn in, Regan said he's "incredibly excited" about his new position. He said after he married his wife, Bree, they'd been "trying to come back ever since." Photo by Michael Weinfeld.



Above: At the May 15 Monument Town Council meeting, Police Officer Dakota Degenhart received a medal for helping to save the life of a person who tried to commit suicide on April 3. Town Manager Mike Foreman said Degenhart and Palmer Lake Officer Eugene Ramirez found the person hanging from a rope in the woods off Red Rocks Drive. By cutting the person down, Foreman said their "quick thinking and teamwork saved a life." Photo by Michael Weinfeld

plicant, challenging the denial from the commission. Barlow emphasized the benefits of the proposed public park and highlighted that the land had been zoned for commercial development since the 1980s. The sketch plan, which was approved by the council in 2020, was described as a conceptual plan rather than a precise plan. Barlow pointed out that Commissioner Danny Ours had approved the sketch plan at the time, and the history of the application indicated a

track record of approval rather than denial. Barlow explained the recent history of the property:

- The Village Sketch Plan: Approved on June 15, 2020.
- Monument Junction West Filing No. 1 Final Plat: Approved on Feb. 7, 2022.
- Monument Junction Phase 1 (East) Preliminary/Final PUD Plan: Approved on March 21, 2022, with 204 units.
- Monument Junction

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