

Monument Town Council, June 5 and 19

# Town Code amendments approved on narrow vote; Wilson sheds light on state bills

By Chris Jeub  
During two meetings held in June, the Monument Town Council tackled code amendments, resolutions, and an ordinance. The discussions surrounding the Town Code amendments were lengthy, resulting in a split vote among council members. In addition to these local matters, former Mayor Don Wilson, now

serving as the representative for District 20, presented insights on state-level House and Senate bills and their implications for Monument.  
**Town Code amended on split vote**  
Ordinance No. 12-2023, which amends four sections of the Town Municipal Code, passed narrowly with a 4-3 vote. Director of Plan-

ning Shelia Booth presented the ordinance, highlighting the need for modifications due to window wells being built without easements, in violation of the code. Town staff conducted inquiries with various entities and recommended updating sections related to setbacks and easements as the most effective solution.

However, council members expressed differing opinions on the proposed changes. Mayor Mitch LaKind voiced concerns about imposing mandatory window well covers on homeowners, and Councilmember Marco Fiorito agreed, feeling uncomfortable with the requirement. Councilmember Steve King expressed safety concerns, particularly regarding the reduced clearance between window wells and fences. On the other hand, Councilmember Sana Abbott believed developers should be responsible for installing window well covers due to their cost, while Councilmember Ken Kimple opposed requiring homeowners to do so.

Public comments were divided, with a representative from Challenger Homes supporting the proposed changes, emphasizing the importance of continuing construction based on existing designs. The discussion also touched on other issues, including updating the definition of “Family Child Care” to comply with state law and revising the

definition of “Lot Coverage” to address concerns related to smaller parcels.

Ultimately, the ordinance passed with a narrow 4-3 vote, but the handling of the ordinance by town staff was lightly admonished. LaKind stated that combining multiple issues in one ordinance without separation should not happen again. Town Manager Mike Foreman acknowledged the concern and assured the council that their feedback had been heard.

**Resolutions passed**  
Resolution No. 41-2023, a resolution approving a final plat for Home Place Ranch Filing No. 3, passed unanimously. Town Planner Jeff Liljegren presented the project, which is located along Gleneagle Drive between Higby and Baptist Roads. Town staff supported the applicant’s rationale, and a traffic study indicated that the development would include 299 homes and one amenity center with 38 parking spots. Kimple raised concerns about the need for a new traffic study and the noise impact of a pickleball court. Mayor LaKind suggested Kimple bring up a pickleball noise ordinance rather than denying the resolution. Ultimately, the resolution passed with a 7-0 vote.

The second resolution, No. 42-2023, focused on adopting the Town of Monument’s 2023 Three-Mile Plan. Town Planner Shelia Booth explained that

the plan places limitations on municipal annexations, restricting the extension of municipal boundaries to no more than three miles in any direction from the existing boundary within a single year. The resolution was previously approved unanimously by the Planning Commission. King sought clarification on whether property not included in the plan could still be annexed, and Booth confirmed that it was possible. The resolution passed with a unanimous 7-0 vote.

**Retail paint store approved**  
Ordinance No. 11-2023, which approves the final planned unit development for the 705 W. Baptist Road Final PUD Plan on 0.73 acre, passed unanimously. Liljegren presented the details on behalf of the applicant. The project aims to establish a 4,500-square-foot retail paint store, a use permitted in the Planned Commercial Development zone. Situated adjacent to AutoZone and Family of Christ Lutheran Church, the project received a favorable recommendation for approval from the staff. Notably, no letters of opposition or agreement were received regarding the project. The Planning Commission expressed unanimous support, granting approval with a 7-0 vote, which subsequently resulted in the successful passage of the ordinance.

**Rep. Don Wilson presentation**  
During his presentation to the Monument Town Council, former Mayor Don Wilson, now the representative for Colorado District 20, provided an overview of several state bills and their potential implications:

- SB 23-166: This bill, despite Wilson’s opposition, was signed into law by Gov. Jared Polis. It created another state board, despite the presence of similar resources.
- First Right of Refusal: Wilson highlighted the concern surrounding this proposal, which would have required ranchers to sell houses to municipalities first, including RVs on their driveways. “Fortunately, the governor vetoed this bill,” Wilson said.



## CONCERTS in the Park

Wednesday Evenings  
Limbach Park  
May 31-August 9  
6:30pm-8:30pm



- 5/31 Hand Turkey Band
- 6/7 The Drones Band
- 6/14 Mimic Rocks
- 6/21 Ashlee & The Longshot Revival
- 6/28 The Jeremy Facknitz Band
- 7/12 Hot Boots Band
- 7/19 Narrow Gauge
- 7/26 Missy & the Dirty Secrets
- 8/2 Skin&Bones
- 8/9 WireWood Station



**CHALLENGER HOMES**



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