

pending funding.

A regional water quality pond, projected to cost \$2.2 million, would benefit both Monument and El Paso County, but funding from multiple stakeholders remains unresolved. The total project cost is \$15.7 million, leaving a \$9 million funding shortfall.

Interim Town Manager Madeline VanDenHoek emphasized the need for discussions on addressing this shortfall, including budget reallocations and regional collaboration. Councilmembers explored potential funding sources, such as federal grants and developer contributions.

**Ordinance 04-2025: Monument Municipal Code revisions**

The council held a public hearing on Ordinance No. 04-2025, revising Title 1 of the Monument Municipal Code. Town Attorney Bob Cole detailed key updates, including deleting outdated sections and clarifying election procedures—now requiring mail ballot elections unless other-

wise specified.

The ordinance also maintains the town's maximum fine of \$2,650, unchanged since 2013. While future automatic Consumer Price Index (CPI) increases are allowed, the council opted to review inflation adjustments before implementing any fine increases. The ordinance was unanimously approved.

**Ordinance 03-2025: affordable housing and condominium debate**

Mayor Pro Tem King moved to indefinitely table Ordinance 03-2025, which would have required owner-occupied units within multifamily developments to encourage homeownership. He argued that Colorado's construction defect laws have stifled condominium development, reducing affordable homeownership options.

King criticized the state's housing policies, stating, "The condominium market has been all but destroyed by frivolous lawsuits, making it nearly impossible for developers to provide entry-level ho-

meownership opportunities." He warned against excessive rental growth, stating, "If we do nothing, Monument risks being overrun with apartments that fail to serve our long-term housing needs."

Councilmembers agreed on the need to balance development with sustainable housing policies. Several developers expressed interest in discussing alternative strategies to promote homeownership. The council unanimously voted to table the ordinance for further discussion.

**Resolutions approved by the council**

The council approved several resolutions by unanimous vote:

- Final Plat for Woodmoor Placer Replat B: A commercial subdivision north of the YMCA, including a new fire station.
- Final Plat for Falcon Commerce Center Park and Signage: Featuring landscaping and a seating area but no designated parking.
- Auditing services con-

tract: DMC Auditing & Consulting was awarded the 2024 financial audit contract for \$16,800, with options to extend for two additional years. King and Councilmember Jim Romanello participated in the selection process.

- Colorado Department of Transportation intergovernmental agreement (IGA): Addressing stormwater infrastructure and road improvements at Highway 105 and I-25 northbound offramp. Classic Homes will cover initial construction costs, though Monument assumes future stormwater maintenance.

**Public comment: Silver Key Senior Services relocation**

During public comment, Silver Key Senior Services CEO Jason DeaBueno addressed the council regarding the nonprofit's impending displacement from Grace Best Elementary. Serving 700-plus Monument seniors, Silver

Key provides food, transportation, and social services. With Grace Best slated for demolition, Silver Key urgently needs a new location. DeaBueno thanked the town for past support and emphasized the need for a permanent facility. Mayor Mitch LaKind encouraged council members to tour Silver Key's main campus to better understand its impact.

\*\*\*\*\*

The Monument Town Council usually meets at 6:30 p.m. on the first and third Mondays of each month at Monument Town Hall, 645 Beacon Lite Road. The next meetings are scheduled for Monday, March 3 and Tuesday, March 17. For more information, call 719-884-8014 or visit [www.townofmonument.org](http://www.townofmonument.org). To view upcoming agendas, complete board packets, or download audio recordings of past meetings, visit <http://monumenttownco.minutetowndemand.com> and click on "Town Council."

Chris Jeub can be reached at [chrisjeub@ocn.me](mailto:chrisjeub@ocn.me).

**Monument Planning Commission, Feb. 12**

**Commission reduces development density for key projects; Dairy Queen and Subway approvals recommended with landscaping condition**

By Janet Sellers

On Feb. 12, the Monument Planning Commission rescheduled the review the construction of a retaining wall and storm sewer bypass of the Triview Promontory Point Water Tank Project on Higby Road. The wall, outside the project's property line, raises concerns about property use and coordination. The board debated its authority to approve the wall, concluding it lacked jurisdiction. It also reviewed roadway standards, noting a 24-foot width for the project compared to 20-22 feet in other developments.

Despite supporting the project's design, the commission voted to deny the appeal for the retaining wall, citing lack of authority and concerns about erosion control. The planning director will continue working with the developer and town staff to find a path forward on the Higby Road right-of-way improvements. The Planning

Commission will have further discussions with the Town Council regarding the road width standards and criteria. This portion of the meeting concluded with a decision to adjourn for 10 minutes and reconvene later that evening.

The Planning Commission reconvened the meeting and addressed several key projects. The Connexus Lot 2 proposal by Meritage Homes was approved for recommendation to the town, reducing density to 6.9 units per acre from 10, with 158 lots and amenities. The Baja Terrazzo commercial development, reducing from 25 to nine lots with individual stormwater ponds for each lot, was also approved for recommendation to the Town Council. The Monument Marketplace North Lot 2 final Planned Unit Development (PUD) for Dairy Queen and Subway was approved for recommendation to the Town Council, with conditions for landscap-

ing and traffic impact.

The meeting also focused on approving a new zoning map, which is now accessible online and includes clickable features for detailed property information. Significant changes from 2024 to 2025 include a rezoning of a single-family home to commercial business. The map will be updated throughout the year, and a header indicating changes from the previous year will be added. The Comprehensive Plan update will begin on March 3, with community engagement sessions planned. Additionally, the stormwater management plan and a development impact fee study are underway. The meeting concluded at 8:44 p.m.

\*\*\*\*\*

The Monument Planning Commission advises the Town Council on land use and development issues. The commission's recommendations are based on local and state



Above: Monument Market Place North Lot 2 vicinity map. Courtesy the Town of Monument

laws, zoning, and municipal codes. The Planning Commission usually meets on the second Wednesday of each month. The next meeting is scheduled for March 12. For further information on Planning Commission meetings, please visit [www.townofmonument.org/263/planning-commission-board-of-adjustment](http://www.townofmonument.org/263/planning-commission-board-of-adjustment) or contact 719-884-8028. A recording with a transcript of the meeting is also available.

Janet Sellers can be reached at [JanetSellers@ocn.me](mailto:JanetSellers@ocn.me).

**Palmer Lake Board of Trustees, Feb. 11 and 13**

**Board holds workshop on water issues**

By James Howald and Jackie Burhans

The Palmer Lake Board of Trustees (PLBOT) held a workshop to discuss the town's water infrastructure on Feb. 11 and a regular board meeting on Feb. 13. A second

board meeting is scheduled for Feb. 27, after this issue of OCN goes to press. That board meeting will be reported in the April issue.

At the Feb. 13 meeting, the board heard a presentation from Kim Briding, prin-

icipal of Palmer Lake Elementary School (PLES) and staff reports from Police Chief Glen Smith, Fire Chief John Vincent, Town Administrator Dawn Collins and Town Attorney Scott Krob. Two seats on the Planning Commission

were filled. The board considered an application for a special event permit to hold a Festival on the Fourth celebration. The board revised the map included in its three-mile plan. The plan is a requirement of the annexation

of land for a Buc-ee's travel center that is under consideration by the board.

The Feb. 13 meeting was preceded and followed by an executive session.

**Workshop examines water rights and production**

Mark Morton, an engineer with GMS Inc., the consulting engineers that the town has worked with on water issues for several years, presented to the board the recent background of the town's water system and recommendations for its development.

Morton said that in 2017 Tetra Tech, an engineering company with offices in Denver, studied the town's water infrastructure and found that the system was "maxed out," and there were few taps available for future development.

In 2020, the town declared a moratorium on the sale of new water taps and hired GMS to study the town's water availability. This study concluded that Tetra Tech had underestimated water supply, leading to a loosening of the moratorium on sales of water taps.

Morton said the preliminary engineering report (PER) written by GMS considered the entire water system,

**MASON**  
LAW & PLANNING

★★★★★



WILLS  
TRUSTS  
BUSINESS FORMATIONS  
PROBATE  
POWER OF ATTORNEY

**(719)-428-4495**  
**MONUMENT, CO | MLAPG.COM**