

TABOR exemption has been in force. See ballot results on page 26.

Public comments

Triview Metropolitan District Board Treasurer Steve Remington thanked the Board of Trustees for its “very professional” support of Triview during his four-year term, which expires in May. He said the Board of Trustees “always had the best interest of the residents at heart, even if we didn’t agree what that was, and everybody was trying to do the right thing.”

Remington specifically thanked Mayor Travis Easton and Trustee Rafael Dominguez for their participation in small group discussions to achieve consensus on solutions for Triview problems. He also thanked Town Manager Cathy Green and Town Treasurer Pamela Smith for “a lot of extra work” while they voluntarily managed Triview. Easton thanked Remington for his service to Jackson Creek residents. Remington is not running for re-election.

CenturyLink cable TV franchise ordinance approved

CenturyLink representative Mike Burnett, southwest regional vice president and general manager, provided a summary of the services and infrastructure his company intends to construct to provide cable TV service to this region. He noted that CenturyLink has completed its acquisition of Qwest and proposed the same 3 percent franchise fee that Comcast already has with the Town of Monument.

There was no public comment on the ordinance. It was approved 5-0-1, with Gail Drumm abstaining. Drumm said he had not had time to review the franchise agreement. A specific start date for local construction of the new cable network has not been established.

RV parking amendment tabled

Green introduced the proposed amendment to an existing regulation for parking spaces specific to recreational vehicles, saying the town staff was responding solely to citizens’ complaints about RV parking issues. She said, “We didn’t sit in our offices and dream up another thing to write an ordinance about. It’s actually become a neighbor problem. People are complaining that their neighbors park boats everywhere. We’re trying to find a fair way to handle it so that the neighbors that have to look at them are not upset and the people that own the boats and the vehicles have an adequate place to store them.”

There was a lengthy discussion by the trustees of what Green said was the board’s current policy of only having the town’s code enforcement officer respond to complaints regarding vehicles not stored in back yards, the staff’s proposed code revisions, and open storage of valuable and classic vehicles. Green said that the amendment was not drafted in response to “100 people complaining once, but two to three people complaining 100 times” and demanding to “see in black and white why my neighbor can do that—and currently the code would allow it.”

The two new paragraphs in the proposed amendment regarding on-site parking restrictions for RVs in residential zone districts were:

“6. A recreational vehicle is permitted only on a driveway or adjacent and parallel to a driveway on a single-family residential lot, or in the paved parking lot of a multi-family residential community. In a single-family residential district, the recreational vehicle must be parked on the side of the driveway closest to the property line, or close to the house within the side yard, space permitting. If parked in the side yard, the recreational ve-

hicle shall not extend more than five feet in front of the house’s front building line, excluding porches and/or stairs.”

“7. The recreational vehicle must be parked on a hard surface such as, but not limited to, asphalt, concrete, rock, gravel, or pavers. The area must be specifically designated for parking use and must be properly maintained. Parking on any grass and/or dirt area is prohibited.”

It became apparent that there would be no board consensus on:

- What part of the vague language in the existing written code should be enforced, such as whether a worker’s trailer can be or should be treated the same as a boat trailer.
- How the code could or should be enforced with consistency in areas with no homeowner association covenants.
- Whether to continue the board’s policy of completely ignoring existing code restrictions on backyard storage unless there is an erosion or stormwater runoff issue caused by RV storage that extends past the RV owner’s property line.
- The board continuing to ignore the pollution caused by various RV petroleum products and other toxic fluids leaking onto the ground.
- The board continuing to ignore the negative effect that having the staff avoid code enforcement has on neighbors’ property values.
- Cleaning up some neighborhoods in town.

Some of the statements Trustee Drumm made in opposition to code enforcement were:

- You have homeowners associations (HOA) that have 90 percent of the people, so why are a few wanting to come and get the whole town to restrict their neighborhood instead of them just forming their own HOA.
- This will affect personal property rights—people being able to bring home what they want to, drive what they want to, park where they want to.
- Now you are trying to restrict my neighborhood from allowing work trucks or whatever people want to drive home because some person somewhere does not like it in their neighborhood.
- The people that have lived here for a long time are the ones who have liked it the way it is. Where is it that we should start changing their lifestyles because we are new?
- Why do you care what side of the house they park on? Why can’t they put pavers down on the other side of the yard?

A motion to table the amendment was approved by a 5-1 vote, with Drumm opposed. Green said she would have Town Code Enforcement Officer Cindy Sirochman prepare a briefing on the issue for a future board meeting.

“On-call” engineering contract negotiations approved

By a 3-0-2 vote, with Mayor Easton and Trustee Stan Gingrich recused, the board approved a resolution to allow Tom Kassawara, director of Development Services, to negotiate four “on-call consulting engineering services” contracts with:

- Jacobs Engineering Group (renewal)
- Nolte Vertical Five (renewal)
- URS Consultants Inc. (new contractor)
- Forsgren Associates Inc. (new contractor)

Kassawara will present the negotiated contracts at a future meeting for board approval.

Sprinkler requirement in International Fire Code discussed

Green said that Mayor Easton and some trustees wanted to have another discussion about the sprinkler requirement in the International Fire Code and current regulations that apply this rule only to new homes over 6,000 square feet. She said that the Pikes Peak Regional Building Department is not enforcing the International Fire Code automatic sprinkler installation requirement and has asked the town to remove the portion of the code on sprinklers from town regulations.

Town Attorney Gary Shupp said that since the town had adopted the International Fire Code by ordinance, dropping the sprinkler part of the code should also be done by ordinance.

Drumm said he got a call from the Housing and Building Association (HBA) regarding HBA’s concerns about fire districts wanting to enforce automatic sprinkler codes that HBA objects to. The fire districts “want it in every house eventually,” he said, and want to inspect the systems annually. Regional Building has said it will not support the sprinkler requirement. Easton also expressed concern about whether all eight fire districts

in north El Paso County have the same regulations if fire circumstances differ.

Green noted that sprinklers are a life safety system that ensures that people can get out of a building well before any fire trucks or ambulances arrive. Drumm countered, saying Regional Building “can’t find just cause for the expense or the maintenance of, or the damage of such a sprinkler system, whether it is operating or not operating, whether it froze or broke and just comes on and ruins everything in your house.” He also cited problems with heating water tanks and preventing systems from freezing in the winter. “We’re not sure why they (the fire districts) want it.”

Dominguez replied, “It’s a union thing.” He asked if the town had spoken to the Tri-Lakes Monument Fire Protection District to understand whether that district can arbitrarily impose the International Fire Code. Green said no. Kassawara noted that there are no homes in Monument over 6,000 square feet, but calculations must include garages, basements, and covered patios in the square footage. He added that even if it were only applied to homes of more than 6,000 square feet, the automatic sprinkler system rule might still affect house construction in Monument in the future.

There was board consensus to have the staff prepare an ordinance to exempt the town from the sprinkler requirement



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