Town Clerk Cynthia Sirochman then read the oath of office to the three brandnew trustees, Coopman, Medlicott, and Wilson, and returning trustee Bornstein. They all raised their right hands and swore, "I affirm that I will support the Constitution and laws of the United States, the Constitution and statutes of the State of Colorado, and the ordinances of the town of Monument, and faithfully perform the duties of the office of trustee."

## **Dominguez annexation** questioned, then continued

Principal Planner Larry Manning presented two ordinances that would approve the annexation and town zoning of the 9.65 acre parcel owned by Rafael and Elizabeth Dominguez at 16440 Old Denver Road, according to the El Paso County Assessor map. The land would be zoned as R-1, single-family residential low-density. Dominguez first petitioned to the town about this



Above: From left, Don Wilson, Greg Coopman, Jeff Bornstein, and Shea Medlicott were sworn in by Town Clerk Cynthia Sirochman at the April 18 Monument Board of Trustees meeting. Photo by Bob Evans.

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property, which is being submitted as two smaller parcels for the annexation request, on March 7, and the annexation hearing was set for April 18. See www.ocn.me/ v16n4.htm#mbot0307.

On March 9, the Monument Planning Commission was consulted about only the zoning request, not the annexation request, and the commissioners unanimously approved the motion to recommend lowdensity R-1 zoning for the property, should annexation be approved by the Board of Trustees later on. See www.ocn.me/v16n4. htm#mpc0309.

Manning's comments on annexation

- Annexation of the entire parcel is a logical extension of town boundaries.
- It would allow the town to control the rate, location, type and character of growth of the subject property (instead of leaving it in the control of the El Paso County Planning Commission and Board of County Commissioners).
- It would be zoned R-1 single-family residential low-density. (According to http://adm2.elpasoco.com/planning/ Zoning/Zb700-799/714.pdf, the current county zoning for this parcel is Planned Unit Developent (PUD)).
- It would include a development agreement to detail the rights and responsibilities of the town as well as the land-

- owner regarding any future proposed development of the annexed land.
- The Comprehensive Plan identifies this land as land that can be most easily be served by existing utilities infrastructure and special districts (in case it is developed in the future).
- No cost to the town for annexing the
- It would generate property tax income for the town.
- Police service will be provided to the property from the time of annexation, but this would not add significant expense to the town.

Note: According to the Town of Monument ordinances, Development standards for the R-1 Established Neigbhorhood District say that the minimum area of a lot shall be 6,000 square feet. See https:// www2.municode.com/library/co/monument/codes/code of ordinances.

There is no development plan for this property now. Manning said the property has a single-family residence on it, and it is served by a well and septic system already in place. The town is not required to provide water to the property. However, if town water becomes available in the future within 500 feet of the property, and if there were easements that would allow the property to access that water, and if the property were part of the town, then the property owners would be required to con-





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