

Monument Planning Commission, June 8

Murphy Express gas station Final PD Site Plan approved; potential landscape ordinance updates discussed

By Kate Pangelinan

The Monument Planning Commission approved the site plan for the Murphy Express gas station and discussed possible changes to landscape ordinances at its June 8 meeting.

Murphy Express Final PD Site Plan

The proposed Murphy Express gas station and store would be located at 15931 Jackson Creek Parkway, adjacent to the tractor supply store and across the street from what will soon be a Qdoba. The site would cover 1.26 acres and would be served by two already-constructed shared driveway entrances. An 8-foot tall,

12-foot 8-inch wide sign would be built to advertise the establishment. Sidewalks already are in place by the site, along Jackson Creek Parkway and Leather Chaps Drive.

The Murphy Express Final Planned Development Site Plan was approved unanimously, and will now move on to appraisal by the Board of Trustees.

Landscape ordinance discussions

The town planners also presented some ideas to revise Monument's landscape ordinances. The goal at this meeting was to offer the Planning Commission ideas and drafts in order to receive feed-

back moving forward with the project.

Many of these ordinance changes were intended primarily for clarification purposes, and on the whole the revisions were considered to be well-written improvements. More specific changes to the code included the possibility of requiring fewer plants on a business establishments' properties and allowing people with approved landscape plans to submit adapted plans that suit the new rules.

The distinction between what town ordinances require in terms of greenery and what insurance companies may require for fire safety was also noted. Com-

missioner Michelle Glover suggested that insurance companies could be offered the chance to say what's insurable, providing input for Monument's code.

Fire Marshal John Vincent, of the Tri-Lakes Monument Fire Protection District, was also present at the meeting, and he noted that it is important to make one's property "firewise" as soon as possible.

More input on the proposed ordinance revisions will be provided to the planners by email over coming weeks.

Other business

Commissioner Glover revisited her concerns from previous months about the RVs camped

out in Walmart's parking lot, generating discussion about what could conceivably be done to alter current rules. As it stands, all RV parking is allowed on the east side of the Walmart parking lot, where it is more difficult to see from the road.

The next Monument Planning Commission meeting will be at 6:30 p.m. on Wednesday, July 13 at 645 Beacon Lite Road. Meetings are normally held on the second Wednesday of the month. For more information call 884-8017 or visit <http://www.townofmonument.org/meetings/>

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Monument Board of Trustees, June 20

Monument needs additional water production online by 2020

By Lisa Hatfield

The regular June 20 Monument Board of Trustees meeting took place at the Lewis-Palmer Administration building to accommodate the large number of residents that were anticipated to attend due to the public water forum after the regular meeting; however, only about 30 people attended. At the forum, residents were warned that as soon as 2020, the town's wells would not be able to produce enough water to keep up with the demand.

The meeting included recognition of the retirement of Town Gardener Sharon Williams and mention of the watering restrictions in Triview Metropolitan District, which is not part of the town's water service area. It also included several heated exchanges between Town Manager Chris

Lowe, Trustee Greg Coopman, Trustee Dennis Murphy, and Trustee Shea Medicott regarding the town organizational chart and other topics.

It was followed by a presentation about water supplies that mirrored a similar presentation in September 2014. For three hours, the group discussed future water plans for the Town of Monument customers west of I-25, how to prioritize those plans, and how to begin to pay for those future needs. Remarkably, the last hour of the meeting was literally conducted in the dark, since lightning strikes took out the electricity to Big Red, but few of the participants left until the end due to the intensity of the discussion. In as little as four years, the town's wells might not be able to produce enough water

to meet demand, said Will Koger of Forsgren Associates.

Mayor Jeff Kaiser and Trustee Kelly Elliott were absent.

Trustee and public comments

Coopman requested that the trustee comment section be added to the meeting agenda, since it was not listed.

Murphy asked why the discussion about the code of ethics was not mentioned at all in the minutes for the June 6 meeting. Lowe said the town clerk writes "action-only minutes," so if no action is taken she does not list it in the minutes. See related June 6 Monument Board of Trustees article on page 13.

Mayor Pro-Tem Don Wilson said he and Kaiser attended the Baptist Road Rural Transporta-

tion Authority (BRRTA) meeting on June 17. For details, see related BRRTA article on page 20.

Murphy said he attended his first Pikes Peak Regional Building Department meeting and that it had "really good positive people."

Monument resident Cheri Hysell thanked the staff, the board, and the previous boards for moving the bulk fill water station to its new location at 538 W. Highway 105, on the un-named eastern cul-de-sac between the Conoco Fuel Station and Arby's. Public Works Director Tom Tharnish said there is no current plan on what to do with the old site on Wagon Gap Trail.

Triview watering restrictions

Wilson announced that Triview residents were currently under an outdoor watering ban "until further notice." The Triview ser-

vice area lies entirely within the Town of Monument's boundaries following several annexations since the original annexation of Regency Park in 1987. Triview constituents are town residents, but receive water and wastewater utility service, as well as roads, drainage, and parks maintenance, from Triview, which is a Title 32 metropolitan special district, annexed within the town. Murphy said Triview customers with drip irrigation systems were not prohibited from watering, "So if you in fact practice xeriscaping, you will do well." He said the district had not said what caused the outdoors watering ban. See related Triview article on page 1.

Tharnish confirmed that he had heard about the restrictions and had offered to share the town's assets and experience, but otherwise, "We don't communicate with Triview unless they need something from us."

Note: None of the Triview potable water restrictions apply to any town residents who are not Triview potable water customers.

Town organizational chart

In a very tense discussion, Coopman, Medicott, and Murphy asked Lowe why the organizational chart on the town website showed the mayor above all the other trustees instead of equal to them, and with only the mayor having direct contact to town staff, implying that the trustees had to go through him/her to reach the town manager and other staff. This topic was discussed at the trustees' retreat last weekend, according to Murphy, but the chart did not reflect the type of government actually used in Monument where it is the entire Board of Trustees that acts, not just the mayor.

Lowe said he thought the mayor had replied to Coopman's emailed question, that it was the town clerk's job to share infor-

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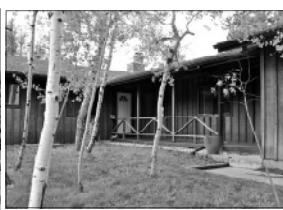
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