



**MONUMENT TOWN COUNCIL
REGULAR MEETING AGENDA
MONDAY, DECEMBER 15, 2025 – 6:30 PM**

Monument Town Hall - Council Chambers
645 Beacon Lite Road - Monument, CO 80132

[Participate Via Microsoft Teams](#)

Participate Via Telephone 719-300-9066 ID: 153 047 247#

1. Call to Order, Pledge of Allegiance, Roll Call:

2. Disclosures of Conflicts of Interest:

- a. Disclosures of Potential Conflicts of Interest - (*Town Attorney*)
- b. Vote on Excluding Council Members With Potential Conflicts of Interest From Consideration, Discussion and Voting on Identified Matters - (*Town Attorney*)

3. Approval of the Consent Agenda:

- a. Agenda - December 15, 2025
- b. Meeting Minutes - December 1, 2025

4. Recognition:

- a. Employee Anniversary Recognition - (*Madeline VanDenHoek*)

5. Ordinances: *Public Hearing(s) Required*

- a. Ordinance No. 28-2025 - An Ordinance Establishing a Use Tax Rebate on Construction Materials for Accessory Dwelling Units for Low- and Moderate-Income Households - (*Dan Ungerleider*)
- b. Ordinance No. 27-2025 - An Ordinance Granting Approval of a Final Planned Unit Development for Conexus Filing No. 4 for Meritage Homes - (*Dan Ungerleider*)

6. Resolutions:

- a. Resolution No. 73-2025 - A Resolution Approving a Final Plat for Conexus Filing No. 4, a Replat of Conexus Filing No. 2 – Lot 2, for Meritage Homes - (*Dan Ungerleider*)
- b. Resolution No. 74-2025 - A Resolution to Authorize the Certification of the Property Tax Mill Levy to the El Paso County Assessor for the Fiscal Year 2026 Beginning on the First Day of January 2026, and Ending on the Last Day of December 2026 - (*Jennifer Phillips*)

7. Public Comments For Items Not on the Agenda: *Individuals attending in person may raise their hand to indicate their desire to comment. Individuals attending via Teams may "raise their hand" digitally to comment via connected devices. Please lower your hand when finished with your comments. Comments are limited to 3 minutes.*

8. Future Agenda Item Authorization:

9. Reports:

- a. Town Manager's Monthly Report - (*Madeline VanDenHoek*)

10. Council Comments:

11. Executive Sessions:

- a. Executive Session Pursuant to 24-6-402(4)(b), C.R.S. for a Conference with the Town Attorney for the Purpose of Receiving Legal Advice on Specific Legal Questions Regarding Pending Legal Projects - (*Town Attorney*)

12. Adjournment:

**MONUMENT TOWN COUNCIL
MEETING MINUTES**

Monday, December 1, 2025 - 6:30 PM

Monument Town Hall - 645 Beacon Lite Rd., Monument CO 80132

Hybrid Meeting - Remote Participation Via Teams

1. Call to Order, Pledge of Allegiance, Roll Call:

Mayor Mitch LaKind called the regular meeting of the Monument Town Council and led those assembled in the Pledge of Allegiance. Proper notice of the meeting was posted for more than 24 hours in the designated posting locations. The following Councilmembers and staff were present for the meeting:

TOWN COUNCIL		TOWN STAFF	
PRESENT: Mayor Mitch LaKind Mayor Pro Tem Steve King Councilmember Marco Fiorito Councilmember Kenneth Kimple Councilmember Laura Kronick		Madeline VanDenHoek, Town Manager Patrick Regan, Police Chief Tina Erickson, Town Clerk Bob Cole, Town Attorney Will Williams, Director of IT Thomas Tharnish, Director of Public Works Jennifer Phillips, Director of Finance Laura Hogan, Director of Administration Dan Ungerleider, Director of Planning	
ATTENDED REMOTELY:		Councilmember Sana Abbott, Councilmember Chad Smith	
ABSENT WITH PRIOR NOTICE:			
ABSENT WITHOUT PRIOR NOTICE:			

2. Disclosures of Conflicts of Interest:

- a. Disclosures of Potential Conflicts of Interest
 - b. Vote on Excluding Council Members With Potential Conflicts of Interest From Consideration, Discussion and Voting on Identified Matters
- No disclosures with potential conflicts of interest were submitted.

3. Approval of the Consent Agenda:

- a. Agenda - December 1, 2025
 - b. Meeting Minutes - November 17, 2025
- Councilmember Marco Fiorito made a motion to approve the consent agenda as presented, the motion was seconded by Councilmember Laura Kronick. Roll call vote was taken and the motion passed 7 to 0.

4. Ordinances: *Public Hearing(s) Required*

a. Ordinance No. 22-2025 - An Ordinance Granting Approval of the Final Planned Unit Development for Santa Fe Business Park, Lot 2 Terrazzo-Baja Commercial Development, Located at the Northwest Corner of Terrazzo Drive and La Campana Drive

Ungerleider presented ordinance no. 22-2025 as included in the council packet. The council proposed questions and concerns regarding building size, bay doors, bone white color palette, dark sky lighting and fencing height/fencing material. The council is in favor of the concept of the project. Jason Alwine and Andrew Biggs provided information and clarification on the project. Mayor Mitch LaKind opened the public hearing, no public comments were received. Mayor Mitch LaKind closed the public hearing. Councilmember Chad Smith made a motion to continue ordinance no. 22-2025 and the public hearing to January 5, 2026, and the motion was seconded by Councilmember Sana Abbott. Roll call vote was taken and the motion passed 7 to 0.

b. Ordinance No. 23-2025 - An Ordinance Amending Title 18 Land Development Code Amending Section 18.03.340 Relating To Accessory Uses And Structures

Ungerleider presented ordinance no. 23-2025 as included in the council packet. Mayor Mitch LaKind opened the public hearing, Terri Hayes requested long term vs. short-term rentals language to be included in the ADU process. Mayor Mitch LaKind closed the public hearing. Ungerleider will provide a definition with the guidance of the council for low and moderate incomes. Mayor Pro Tem Steve King made a motion to amend ordinance no. 23-2025 to include ADU's will not be determined as short-term rentals, they will be long-term rentals over 30 days and the owner will reside on at least one of the properties on the parcel. The motion was seconded by Councilmember Laura Kronick. Roll call vote was taken and the motion passed 7 to 0.

c. Ordinance No. 24-2025 - An Ordinance Amending Title 18 Land Development Code Creating Section 18.04.600 Establishing Permitting Procedures For Electric Vehicle Charging Systems

Ungerleider presented ordinance no. 24-2025 as included in the council packet. Mayor Mitch LaKind opened the public hearing, no public comments were received. Mayor Mitch LaKind closed the public hearing. Councilmember Marco Fiorito made a motion to approve ordinance no. 24-2025 and the motion was seconded by Councilmember Laura Kronick. Roll call vote was taken and the motion passed 7 to 0.

d. Ordinance No. 25-2025 - An Ordinance Amending Title 18 Land Development Code To Prohibit Nonfunctional Turf, Nonfunctional Artificial Turf, And Invasive Plant Species To Applicable Development Projects

Ungerleider presented ordinance no. 25-2025 as included in the council packet. Mayor Mitch LaKind opened the public hearing, no public comments were received. Mayor Mitch LaKind closed the public hearing. Councilmember Marco Fiorito made a motion to approve ordinance no. 25-2025 and the motion was seconded by Mayor Pro Tem Steve King. Roll call vote was taken and the motion passed 7 to 0.

e. Ordinance No. 26-2025 - An Ordinance Amending Section 13.16.040 F Regarding Licensure And Certification Requirements for Testing And Repair of Backflow Prevention Devices

Ungerleider presented ordinance no. 27-2025 as included in the council packet. Mayor Mitch LaKind opened the public hearing, no public comments were received. Mayor Mitch LaKind closed the public hearing. Councilmember Marco Fiorito made a motion to approve ordinance no. 26-2025 and the motion was seconded by Mayor Mitch LaKind. Roll call vote was taken and the motion passed 7 to 0

5. Resolutions:

a. PUBLIC HEARING on Resolution No. 68-2025 - A Resolution Adopting a 2nd Restated Budget for the Purpose Set Forth Below For the Town of Monument, Colorado, Beginning on the First Day of January 2025 and Ending on the Last Day of December 2025

Phillips presented resolution no. 68-2025 as included in the council packet. Mayor Mitch LaKind opened the public hearing, no public comments were received. Mayor Mitch LaKind closed the public hearing.

b. Resolution No. 69-2025 - A Resolution Appropriating Sums of Money to the Various Funds in the Amounts Set Forth Below for the Town of Monument, Colorado, Beginning on the First Day of January 2025 and Ending on the Last Day of December 2025

Phillips presented resolution no. 69-2025 as included in the council packet. Councilmember Laura Kronick made a motion to approve resolution no. 68-2025 and resolution no. 69-2025 the motion was seconded by Councilmember Chad Smith. Roll call vote was taken and the motion passed 7 to 0

c. PUBLIC HEARING on Resolution No. 70-2025 - A Resolution Adopting a Budget for the Purposes Set Forth Below For the Town of Monument, Colorado, Beginning on the First Day of January 2026 and Ending on the Last Day of December 2026

Phillips presented resolution no. 70-2025 as included in the council packet. The Council had a discussion regarding the Fountain Creek Water Shed line item. Mayor Mitch LaKind opened the public hearing, no public comments were received. Mayor Mitch LaKind closed the public hearing.

d. Resolution No. 71-2025 - A Resolution Appropriating Sums of Money to the Various Funds in the Amounts Set Forth Below for the Town of Monument, Colorado, Beginning on the First Day of January 2026 and Ending on the Last Day of December 2026

Phillips presented resolution no. 71-2025 as included in the council packet. Councilmember Marco Fiorito made a motion to approve resolution no. 70-2025 and resolution 71-2025 and the motion was seconded by Councilmember Kenneth Kimple. Roll call vote was taken and the motion passed 7 to 0.

e. Resolution No. 67-2025 - A Resolution to Authorize the Certification of the

Property Tax Mill Levy to the El Paso County Assessor for the Fiscal Year 2026 Beginning on the First Day of January 2026, and Ending on the Last Day of December 2026

Phillips presented resolution no. 67-2025 as included in the council packet. Councilmember Marco Fiorito made a motion to approve resolution no. 67-2025 and the motion was seconded by Mayor Mitch LaKind. Roll call vote was taken and the motion passed 7 to 0.

f. Resolution No. 72-2025 - A Resolution Confirming a Five Percent (5%) Franchise Fee for the Town of Monument Water Enterprise Fund

Phillips presented ordinance no. 72-2025 as included in the council packet. Councilmember Laura Kronick made a motion to approve resolution no. 72-2025 and the motion was seconded by Councilmember Sana Abbott. Roll call vote was taken and the motion passed 7 to 0.

6. Public Comments For Items Not on the Agenda:

- Haley Chapin with Tri-Lakes Cares gave thanks for the turkey donation and support in the community.

7. Future Agenda Item Authorization:

- No future authorization agenda items.

8. Council Comments:

- Councilmember Marco Fiorito gave appreciation to the staff for the high level of professionalism and work the staff puts into running the town.
- Councilmember Kenneth Kimple made a comment about color schemes.

9. Executive Sessions:

a. Executive Session Pursuant to §24-6-402(4)(b), C.R.S. for a Conference with the Town Attorney to Receive Legal Advice on Specific Legal Questions Regarding the Intergovernmental Agreement Establishing the Loop Water Authority

Councilmember Marco Fiorito moved to enter into executive session pursuant to 24-6-402(4)(b), C.R.S. for a conference with the Town attorney to receive legal advice on specific legal questions regarding the intergovernmental agreement establishing the Loop Water Authority. Councilmember Laura Kronick seconded the motion and the motion passed 7 to 0.

- Councilmember Sana Abbot left the meeting before executive session started.
- The Council entered executive session at 9:07 pm.
- The Council concluded executive session at 9:34 pm.
- The Council resumed the regular meeting at 9:36 pm.

10. Invoices Over \$25K:

a. Approval of Loop Water Authority Invoice

The council gave direction for Mayor Mitch LaKind to sign the Loop Water Authority Invoice. Councilmember Marco Fiorito made a motion to approve the Loop Water Authority invoice and the motion was seconded by Councilmember Laura Kronick. Roll call vote was taken and the motion passed 6 to 0.

11. Adjournment:

Mayor Mitch LaKind moved to adjourn the meeting, the motion was passed unanimously, the meeting was adjourned at 9:40 pm.

Respectfully Submitted,

Tina Erickson
Town Clerk



MEMORANDUM

TO: Mayor and Town Council
FROM: Dan Ungerleider, Planning Director
DATE: December 15, 2025
RE: Ordinance No. 28-2025, an ordinance establishing a Use Tax rebate on construction materials for accessory dwelling units for low to moderate-income households

BACKGROUND:

On December 1, 2025, the Town Council approved Ordinance No. 23-2025 amending Title 18 Land Development Code Section 18.03.340, establishing objective standards and an administrative review process for reviewing and approving Accessory Dwelling Units (“ADUs”) in compliance with House Bill 24-1152 (“HB 24-1152”).

In addition to the regulations adopted by the Town Council as part of Ordinance No. 23-2025, HB 24-1152 requires the Town to implement of one or more strategies encouraging the construction or conversion of ADUs. As included in the staff presentation on December 1, 2025, staff recommended a one-time 50% Use Tax rebate for the construction of a new ADU for low- and moderate-income individuals or households. By establishing this ADU supportive policy, the Town will be in full compliance with HB 24-1152.

DISCUSSION:

The Town imposes a 2.0% Use Tax on all construction materials purchased for use within the Town limits. The attached ordinance establishes a 50% Use Tax rebate on the purchase of construction materials used for ADUs for low- to moderate-income households. It is estimated that rebating 50% of the Use Tax on all construction materials purchased for ADU construction would result in an approximate revenue reduction of \$1,000 annually.

RECOMMENDED ACTIONS:

A motion to **APPROVE** Ordinance No. 28-2025, an ordinance establishing a Use Tax rebate on construction materials for accessory dwelling units for low to moderate-income households.

Attachments.

1. Ordinance No. 28-2025
2. Exhibit A – Ordinance No. 28-2025

**TOWN OF MONUMENT
ORDINANCE NO. 28-2025**

**AN ORDINANCE ESTABLISHING A USE TAX REBATE ON CONSTRUCTION
MATERIALS FOR ACCESSORY DWELLING UNITS FOR LOW TO MODERATE-
INCOME HOUSHOLDS**

WHEREAS, the Town of Monument (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town’s Home Rule Charter approved by the electors on November 8, 2022 (“Charter”); and

WHEREAS, the Town Council adopted Ordinance No. 23-2025 on December 1, 2025, amending Title 18 Land Development Code Amending Section 18.03.340 relating to accessory uses and structures; and

WHEREAS, by adopting Ordinance No. 23-2025, the Town is required to establish its own objective standards and administrative review process to be used by the Town regarding the review of accessory dwelling unit permits; and

WHEREAS, HB 24-1152 requires the Town to implement one or more strategies that encourage accessory dwelling unit construction or conversion; and

WHEREAS, the Town has elected to rebate the Use Tax by 50% for the construction of a new accessory dwelling unit for low- and moderate-income households; and

WHEREAS, by establishing this accessory dwelling unit supportive policy, the Town will be in full compliance with HB 24-1152; and

WHEREAS, this Ordinance was introduced by title and voted upon at the regular meeting of the Town Council on December 15, 2025.

**THE TOWN COUNCIL OF THE TOWN OF MONUMENT, COLORADO,
ORDAINS:**

Section 1. Incorporation. The recitals set forth above are incorporated and ordained as if set forth in this section in full.

Section 2. Addition of Subsection 18.03.340.D.5 to the Monument Municipal Code. Subsection 18.03.340.D.5, as set forth in Exhibit A attached hereto and incorporated herein by this reference, is hereby adopted.

Section 3. Amendment of Accessory Dwelling Unit Definition. The definition of “Accessory Dwelling Unit” in Section 18.07.110 of the Monument Municipal Code, as set forth in Exhibit A attached hereto and incorporated herein by this reference, with underlined text indicating additions and stricken text indicating deletions, is hereby amended.

Section 4. Publication. Pursuant to Subsection 6.5, 3. of the Town of Monument Home Rule Charter and Subsection 2.04.030, G. of the Monument Municipal Code, upon approval this Ordinance shall be published on the Town's office website in full for not less than ten (10) days.

Section 5. Authentication and Filing. Upon passage this Ordinance shall be authenticated by the Mayor and Town Clerk and maintained by the Town Clerk in such form as is sufficient to assure reasonable access by the public. Failure to authenticate any ordinance shall not invalidate it or suspend its operation.

Section 6. Effective Date. This Ordinance shall become effective and be in full force and effect ten (10) days after final publication.

Section 7. Severability. If any portion of this Ordinance or the application thereof to any person or circumstances shall be found to be invalid by a court, such invalidity shall not affect the remaining portions or applications of the ordinance which can be given effect without the invalid portion or application, provided such remaining portions or applications are not determined by the court to be inoperable.

INTRODUCED, PASSED, and ADOPTED/REJECTED, by the Town Council of the Town of Monument, Colorado this 15th day of December 2025 by a vote of ____ for and ____ against.

TOWN OF MONUMENT, COLORADO

By: _____
Mitch LaKind, Mayor

Attest:

Tina Erickson, Town Clerk

Section 18.03.340.D – Accessory Dwelling Units.

5. Use Tax Rebate.

- a. The Town hereby establishes a one-time 50% Use Tax Rebate for the construction of ADUs intended for occupancy by qualifying low- to moderate-income households.
- b. A one-time 50% Use Tax Rebate is available to individuals or households who:
 - i. Qualify as “low-income” or “low- and moderate-income” under Title 24, Subtitle B, Chapter V, Subchapter C, Part 570, Subpart A, Section 570.3 of the Federal Code of Regulations, and
 - ii. Demonstrate that they will own and reside on the property at the time the application is submitted.
- c. Properties used for short-term rentals, defined as any dwelling available to be rented for thirty (30) days or fewer, are not eligible for the Use Tax Rebate.
- d. The Planning Department shall ensure that applicants are informed of the availability of the Use Tax Rebate.
- e. The Planning Department shall track all applications requesting or qualifying for the Use Tax Rebate and maintain records for reporting and administrative purposes.

18.07.110 – Words and terms.

Accessory Dwelling Unit means ~~an apartment attached to the principal dwelling unit or in a freestanding structure, such as an apartment over a garage or a caretaker's quarters.~~ an internal, attached, or detached dwelling unit that provides complete independent living facilities for one or more individuals, is located on the same lot as a proposed or existing primary residence, and includes facilities for living, sleeping, eating, cooking, and sanitation.



MEMORANDUM

TO: The Honorable Mayor and Town Council
FROM: Dan Ungerleider, AICP, Director of Planning
DATE: December 15, 2025
SUBJECT: Ordinance 27-2025 - An Ordinance Granting Approval of a Final Planned Unit Development for Conexus Filing No. 4 for Meritage Homes

Overview. Conexus Filing No.4 is located between Old Denver Road and Crossfield Road (formerly Old Denver Road) within the Conexus Planned Development east of the Santa Fe Trails Subdivision. Each parcel within the Conexus Planned Development is required to obtain Final Planned Unit Development approval prior to the issuance of land development and building permits for that subject parcel. The Applicant, Meritage Homes, is seeking approval of the Final Planned Unit Development for Conexus Filing No. 4 for the development of the 22.92 -acre, 158 detached single-family community [Attachment 1 - Location, Zoning and Future Land Use Maps.]

On November 12, 2025, the Planning Commission conducted a public hearing in consideration of a request to approve a Final Planned Unit Development for Conexus Filing No. 4 (see Attachment 2 – Planning Commission draft minutes, dated 11/12/2025.) During the public hearing, Staff presented a Staff Report summarizing the Applicant’s request and confirmed that the Town’s Development Review Team, and its partners, found the proposed development to be consistent with Town’s Comprehensive Plan, Town’s Development Code, and the Conexus Planned Development governing the development of subject property.

At the conclusion of the hearing the Planning Commission unanimously voted, by a vote of 7-0, recommended **APPROVAL** of the Final Planned Unit Development for Conexus Filing No. 4 condition upon the development plans be revised to replace the concrete sidewalk replace the proposed five (5) foot crushed stone limestone connecting path with a six (6) foot wide concrete sidewalk connecting to the Santa Fe Trail.

On December 8, 2025, Eric Chekal, on behalf of the Applicant, notified the Planning Department that the County has preliminary agreed to permit three (3), six (6) foot-wide crushed limestone trails connecting the Meritage Homes subdivision (Conexus Filing No. 4), and is in process of negotiating the required license agreements with the County. The County will require that the material of the connecting pathways match the Santa Fe Trail. Staff supports this proposal and believes it meets the intent of the Planning Commission’s desire to provide better connections with the Santa Fe Trail.

A copy of the proposed Ordinance 27-2025, granting approval of the proposed Final Planned Unit Development is attached hereto (Attachment 3).

Requested Action. A motion to **APPROVE** Ordinance 27-2025, an ordinance granting approval of Final Planned Unit Development for Conexus Filing No.4 for Meritage Homes, supported by the following exhibits:

- A. Project Narrative, prepared by N.E.S. Inc., dated April 2025 [\[link\]](#).
- B. Final Planned Unit Development, Lot 2 – Conexus Filing No. 4, prepared by N.E.S. Inc, last revised 10/27/2025 [\[link\]](#).
- C. Final Drainage Report for Conexus Filing No. 4, prepared by JR Engineering, dated October 2025 [\[link\]](#).
- D. Updated Traffic Memorandum, prepared by LSC Transportation Consultants, dated 4/4/2025 [\[link\]](#).
- E. Grading and Erosion Control Plans, prepared by JR Engineering, dated 10/24/2025 [\[link\]](#).
- F. Planning Commission Findings of Fact, dated 11/12/2025.

Attachments.

- 1. Location, Zoning and Future Land Use Maps
- 2. Draft Minutes from Planning Commission Meeting, dated 11/12/2025.
- 3. Ordinance No. 27-2025 – An Ordinance Granting Approval of Final Planned Unit Development Conexus Filing No.4

ATTACHMENT 1
Aerial, Location and Future Land Use Map



Figure 1 - Aerial Map



Figure 3 – Future Land Use Map

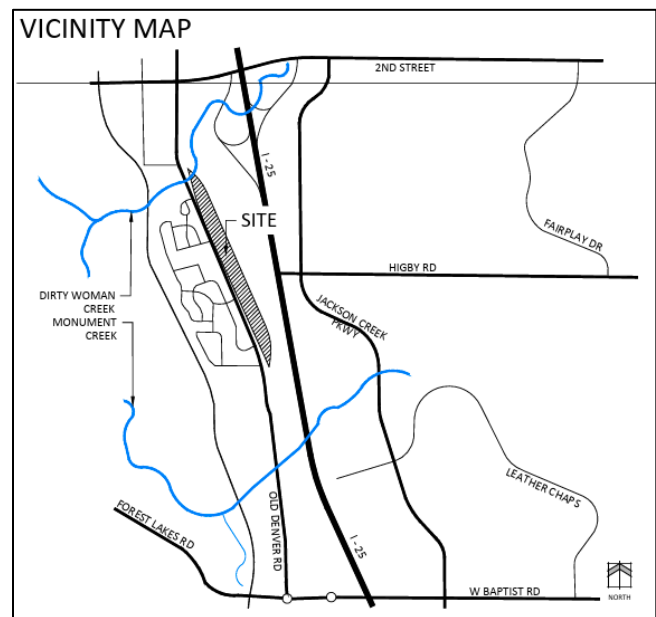


Figure 2 - Location Map



**TOWN OF MONUMENT PLANNING COMMISSION - DRAFT
REGULAR MEETING**

Wednesday November 12th, 2025

Hybrid Meeting-In person and remote participation Via Microsoft TEAMS

1. Call to order, Pledge of Allegiance, Roll Call:

- a. Chair Egley called the meeting/hearing of the Planning Commission of the Town of Monument, Colorado, to order at 6:00 pm at Monument Town Hall and led those assembled in the Pledge of Allegiance.

PLANNING COMMISSION	TOWN STAFF
PRESENT: Chair Ray Egley Vice-Chair Corey Petersen Commissioner Cathy Green Commissioner Donna Hatch Commissioner Daniel Ours Commissioner John Parr Commissioner Martin Trujillo Alternate Commissioner Valerie Baumer	Rey Medina, Planner I Dan Ungerleider, Planning Director
ATTENDED REMOTELY:	
ABSENT: Commissioner Daniel Ours	

2. Approval of Minutes/Agenda Modification

- a. Move to approve the minutes of October 8th, 2025, Planning Commission Meeting.
Commissioner Trujillo motioned to approve the minutes; Commissioner Parr seconded; passed 7-0.

3. Hearing/Meeting Items

3a. PUBLIC HEARING: *a. Case #'s 25MON-FPUD00002 and 25MON-PFP00002 A Request for the Approval of the Final Planned Unit Development (FPUD) and the Final Plat for Conexus Filing No. 4, a Replat of Lot 2 in Conexus Filing No. 2 of the Conexus Planned Development. [Public Hearing].*

- i. Public Hearing was open and closed with members of the public present.
- ii. Staff Presentation: Presented by Planner, Rey Medina.
- iii. Public Comments:
- iv. Commissioner Comments:
 - a) Green – What is the smallest lot size? 35x90 ft is the smallest lot size.
 - b) Green – Who owns the lots? Lots will be individually owned by homeowners.
 - c) Trujillo – Does the Traffic Memo included in this project account for development along Old Denver Road. Director Ungerleider responds clarifying that the traffic memo has accounted for future development along Old Denver Road.
 - d) Trujillo – Does the memo consider morning school traffic. Unknown by staff.
 - e) Trujillo – Has any pedestrian or bike conflict analysis been completed? Staff states that we worked with El Paso County to approve the trail crossings involved in this project.
 - f) Trujillo – Were new traffic counts used in the 2025 Memo or were they the same number

from the original traffic study. Staff concludes that the traffic memo used counts from the original study, the study that accounted for a higher density of units than proposed in the current PUD plan. Further discussion ensues from the applicant describing the projections of the traffic memo included with this project proposal.

- g) Commissioner Trujillo explained the basis of his traffic concerns coming from the lack of confidence in a traffic memorandum rather than a full complete traffic study.
- h) Petersen – Requested further clarification of the traffic study, explaining the original traffic study being based on a higher number of units.
- i) Parr – Landscaping around the homes, who's responsibility? Landscaping will be completed by Meritage Homes and rear yard landscaping will be at the request of home buyers and reviewed by Meritage before installation.
- j) Baumer – What is the setback between homes and the Santa Fe Trail? 20' buffer with a 6' fence.
- k) Baumer – Traffic Memo concerns, what criteria is being used to justify "negative" impact? Director Ungerleider discusses further detail regarding the traffic study. Applicant explains traffic studies are based on level of service, wait times, types of intersections, etc.
- l) Chair Egley – Potential condition proposed, the trail connection into this development be changed from 5' to 10'. Peterson discusses his concern over 10' being more of a regional trail size and proposes a 6' total over the requested 10'. Commissioner Hatch voices further concern about inviting a 10' trail because it invites users of the Santa Fe Trail to directly enter a residential subdivision into a resident's private space. Director Ungerleider adds trail hierarchy to the conversation to clarify some discussion points.
- v. Commissioner Green made a motion:
 - a) Motion: *"A motion to make a recommendation to APPROVE of the Final Planned Unit Development (FPUD) and the Final Plat for Conexus Filing No. 4, a Replat of Lot 2 in Conexus Filing No. 2 of the Conexus Planned Development, as supported by the attached finding of fact with the following conditions, a 6' trail be constructed rather than the proposed 5' trail and paved."*
 - b) Commissioner Hatch seconded the motion; motion passed (7-0).

3b. PUBLIC HEARING: *b. Case No. 25MON-FPUD00003 A Request for the Approval of the Final Planned Unit Development for lot 2 Terrazzo Baja Commercial Subdivision, located at the northwest corner of Terrazzo Drive and La Campana Drive [Public Hearing].*

- v. Public Hearing was open and closed with members of the public present.
- vi. Staff Presentation: Presented by Planner, Rey Medina.
- vii. Public Comments:
- viii. Commissioner Comments:
 - a) Green – Clarification of conditions for reports required for approvals.
 - b) Green – Lot coverage as proposed with this project is locked in, correct? Answer is yes, these coverages are locked in.
 - c) Green – Discussion of outdoor storage.
 - d) Trujillo – What degree of screening is involved with your outdoor storage. Applicant confirms 100% opac fence.
 - e) Trujillo – Discussion around need for warehouse space considering the vacant warehouse located near this site. Applicant discusses the differences between the vacant warehouse and their proposed project.
 - f) Peterson discusses offsite and onsite improvements that need to be made as part of overall construction.
 - g) Parr – Is this construction phased? Applicant responds that it could be phased but there is potential for it all to be built at one time. Discussion of order of building construction further ensues.

- h) Chair Egley – Will La Campana drive cannibalize the Santa fe trails parking lot entrance?
Answer is no; the overall developer is making improvements to the parking lot. Is lighting being considered as an improvement? Director will deliberate with developer.
- i) Overall Commission – Discusses potential conditions for outdoor storage.
- vi. Commissioner Baumer made a motion:
 - c) Motion: *“A motion to make a recommendation to APPROVE the Final Planned Unit Development for lot 2 Terrazzo Baja Commercial Subdivision, located at the northwest corner of Terrazzo Drive and La Campana Drive, as supported by the attached finding of fact with the following conditions, a height restriction of 20’ be placed on outdoor storage.”*
 - d) Commissioner Green seconded the motion; motion passed (7-0).

4. Other Topics:

- a. Director Ungerleider welcomes the opportunity for Planning Commission to receive training on Traffic Studies and Drainage Reports from our Town Engineer.
- b. December PC is expected to be light. Town Staff would like to organize an afterhours to celebrate Commissioner Ours contribution to the community.

5. Adjournment: Chair Egley moved to adjourn the meeting/hearing of the Planning Commission at 8:17 pm.

Next Planning Commission Meeting: December 10th, 2025.

The public is welcome to attend either in person or online for the Planning Commission meetings. Town of Monument meetings/hearings Live Stream or video Meetings Online

- **Monument meetings/hearings live stream or video meeting recordings can be found online** - Please follow this (YouTube) link to view all PC meetings/hearings: <http://bit.ly/2uZxjfa>
- **Streaming meetings:** Instructions can be found on the Town website: <https://www.townofmonument.org/263/Planning-Commission-Board-of-Adjustment>
- **Meeting Minutes:** Minutes taken by staff are action summaries. As per the Planning Commission Bylaws, all public meetings of the Commission shall be recorded by electronic device. Any person desiring to have a meeting recorded by a stenographic reporter, at his or her expense, may do so, provided that it does not otherwise disrupt the proceedings.

IMPORTANT NOTE: Accommodations for the hearing impaired can be made upon request with 24 hours' notice. Please call 719-481-2954.

Reference: All Development project information can be found on the town website at <https://www.townofmonument.org/235/Development-Projects>.

Note that each project application submitted to the Town of Monument is reviewed fully by the Planning Department Staff prior to placement on the agenda of the Planning Commission or Town Council. At the meetings/hearings, applicants and Staff will provide details such as possible conditions, density, development capacity and all current and previous approvals. This will include project referrals, which are completed prior to all projects to verify conformance and approval criteria before being brought forth to the Planning Commission.

**TOWN OF MONUMENT
ORDINANCE NO. 27-2025**

**AN ORDINANCE GRANTING APPROVAL OF A FINAL PLANNED UNIT DEVELOPMENT
FOR CONEXUS FILING NO. 4 FOR MERITAGE HOMES**

WHEREAS, the Town of Monument (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town’s Home Rule Charter approved by the electors on November 8, 2022 (“Charter”); and

WHEREAS, Ms. Chelsey Green of Meritage Homes has applied for approval of a Final Planned Unit Development (“PUD”) for Conexus Filing No. 4 (the “Property”) supporting the development of the 22.92-acre, 158 detached single-family community between Old Denver Road and Crossfield Road, legally described on Exhibit A; and

WHEREAS, the Monument Planning Commission conducted a public hearing on this application on November 12, 2025, and made a recommendation of APPROVAL by a vote of 7 to 0 subject to the Finding of Facts, attached hereto as Exhibit B; and

WHEREAS, on December 15, 2025, the Monument Town Council received the Planning Commission’s recommendation and conducted a public hearing and hereby determined that the Final Planned Unit Development for Conexus Filing No.4 is in conformance with the review and approval criteria for a PUD as outlined in the Land Development Code Section 18.03.440 et. seq.; and

WHEREAS, this Ordinance was introduced by title and voted upon at the regular meeting of the Town Council on December 15, 2025.

THE TOWN COUNCIL OF THE TOWN OF MONUMENT, COLORADO, ORDAINS:

Section 1. Incorporation. The recitals set forth above are incorporated and ordained as if set forth in this section in full.

Section 2. Approval. The Town Council approves the Final Planned Unit Development for Conexus Filing No. 4, located between Old Denver Road and Crossfield Road, legally described on Exhibit A attached hereto.

Section 3. Publication. Pursuant to Subsection 6.5, 3. of the Town of Monument Home Rule Charter and Subsection 2.04.030, G. of the Monument Municipal Code, upon approval this Ordinance shall be published on the Town’s office website in full for not less than ten (10) days.

Section 4. Authentication and Filing. Upon passage this Ordinance shall be authenticated by the Mayor and Town Clerk and maintained by the Town Clerk in such form as is sufficient to assure reasonable access by the public. Failure to authenticate any ordinance shall not invalidate it or suspend its operation.

Section 5. Effective Date. This Ordinance shall become effective and be in full force and effect ten (10) days after final publication.

Section 6. Severability. If any portion of this Ordinance or the application thereof to any person or circumstances shall be found to be invalid by a court, such invalidity shall not affect the remaining portions or applications of the ordinance which can be given effect without the invalid portion or application, provided such remaining portions or applications are not determined by the court to be inoperable.

INTRODUCED, PASSED, and ADOPTED/REJECTED, by the Town Council of the Town of Monument, Colorado this 15th day of December 2025 by a vote of ____ for and ____ against.

TOWN OF MONUMENT, COLORADO

By: _____
Mitch LaKind, Mayor

Attest:

Tina Erickson, Town Clerk

Exhibit A
Legal Description

LOT 2, CONEXUS FILING NO. 2, RECORDED UNDER RECEPTION NO. 222715014 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AMENDED BY SURVEYOR'S AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 223013384, LOCATED IN THE WEST HALF OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 998,431 SQUARE FEET OR 22.9208 ACRES.

Exhibit B
Findings of Fact, dated 11/12/2025

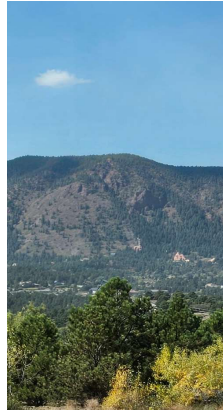
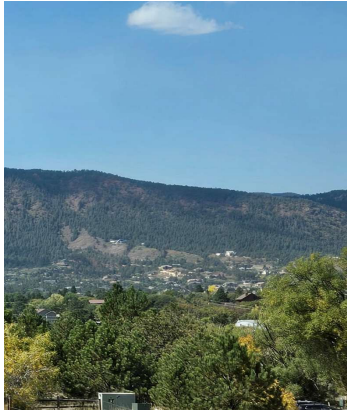
1. The proposed use meets the intent of Comprehensive Plan designation for the property.
2. The final PUD is consistent with the approved preliminary PUD.
3. Onsite circulation and access are designed for the anticipated type of pedestrian and vehicular traffic generated.
4. Building design in terms of orientation, spacing, materials, exterior color and texture, storage and lighting result in a quality architectural design is compatible with the existing and anticipated area.
5. The landscaping is a quality design that enhances the site and is compatible with the surrounding neighborhood as shown by amount, types, and materials used.
6. Adequate off-street parking, both standard and ADA accessible, is provided.
7. The Final PUD fits within the context of the planned land use pattern and roadway and utility systems of the larger surrounding area.



Conexus Filing No.4

Final Planned Unit Development

12/15/2025 – Staff Presentation



1

PUBLIC HEARING NOTICE



Conexus lot 2
Final Plat & PUD
File Numbers: 2025-010

AFFIDAVIT – POSTED NOTICE Final Plat & PUD

I, Jason Alvarino, (print name) as the ☐ owner ☒ authorized agent, (check one) for the property located at property schedule number 7123209001, in the Town of Monument, El Paso County, Colorado do hereby attest that I installed, ONE sign along Old Denver Road, facing out to traffic, in compliance with Town Code [Section 18.01.260-Public notice requirements](#), E. Posted Notice, on Thursday, October (month/day) 23, 2025, which is at least 15 days prior to the public hearing, scheduled for Planning Commission on November 12, 2025, and Town Council on December 15, 2025, for the proposed development application: Conexus Lot 2.

Signed: [Signature]
Print Name: Jason Alvarino
Owner (Authorized Agent) (circle one)
State of Colorado
County of El Paso

Sworn and subscribed to before me, a Notary Public, by Jason Alvarino, this 23rd day of October, 2025, who is either personally known to me or who has produced _____ as identification.

My Commission Expires: September 15, 2026
Notary Public for the State of Colorado
Print Name: Quintolyn D. Egbert [Signature]





Conexus lot 2
Final Plat & PUD
File Numbers: 2025-010

AFFIDAVIT – MAILING Final Plat & PUD

I, Cheri Dupuis, (print name) as the ☐ owner ☒ authorized agent, (check one) for the property located at property schedule number 7123209001, in the Town of Monument, El Paso County, Colorado, do hereby attest that I reviewed the records of the El Paso County Assessor on the day of 10-21, 2025, and have sent letters via first class U.S. mail to the owners of record for the properties within 500-feet of the perimeter property line of the proposed Conexus lot 2, giving notice of forthcoming public hearings for Planning Commission on November 12, 2025 and Town Council on December 15, 2025 in compliance with Town Code Section 18.01.260-Public notice requirements, F. Mailed notice, on 10-23 2025, which is at least 15 days prior to the date of the hearings.

Signed: _____
Print Name: Cheri Dupuis
Owner (Authorized Agent) (circle one)
State of Colorado
County of El Paso

Sworn and subscribed to before me, a Notary Public, by Cheri A. Dupuis, this 23rd day of October, 2025, who is either personally known to me or who has produced _____ as identification.

My Commission Expires: September 15, 2026
Notary Public for the State of Colorado
Print Name: Quintolyn D. Egbert [Signature]



2

12/15/2025

Town Council Public Hearing–Conexus Filing No.4

2

INTRODUCTION

The Applicant, Meritage Homes, is seeking approval of the Final Planned Unit Development (FPUD) for Conexus Filing No. 4 for the development of 158 single-family detached home, 22.92-acre community on Lot 2 in the Conexus Planned Development.

The proposed development is consistent with the permitted uses outlined in the underlying approved Preliminary PUD for the property, which allows detached and attached single-family dwellings, two-family units, townhomes, and patio homes, having a maximum density of 10-units per acre. As proposed, will have a gross density of 6.89 dwelling units per acre.



3

12/15/2025

Town Council Public Hearing- Conexus Filing No.4

3

APPLICATION/REQUEST

- **Applicant.**
Chelsey Green
Meritage Homes
- **Property Owner.**
Eric Chekal
Conexus LLC
- **Location.**
Old Denver Road
Lot 2 Conexus Filing No.4
- **Request.**
Request for the Approval of the Final Planned Unit Development (FPUD) and the Final Plat for Conexus Filing No. 4, a Replat of Lot 2 in Conexus Filing No. 2 of the Conexus Planned Development.



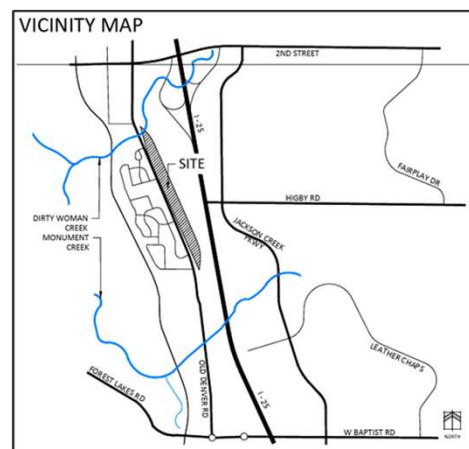
4

12/15/2025

Town Council Public Hearing- Conexus Filing No.4

4

LOCATION MAP



- **Subject Property:**
Property Schedule No. 7123209001
- **North** – Preliminary PUD – Conexus Phase 2 & 3
- **South** – Conexus Phase 2 & 3 / Terrazzo Baja Commercial Development PUD's
- **East** – Conexus Phase 2 & 3 / Interstate 25
- **West** – Residential – Santa Fe Trails Subdivision



FINAL PUD

[illegible]

Project Summary

FINAL PUD



7

12/15/2025

Town Council Public Hearing- Conexus Filing No.4



7

Project Summary

FINAL PUD



8

12/15/2025

Town Council Public Hearing- Conexus Filing No.4



8

Project Summary

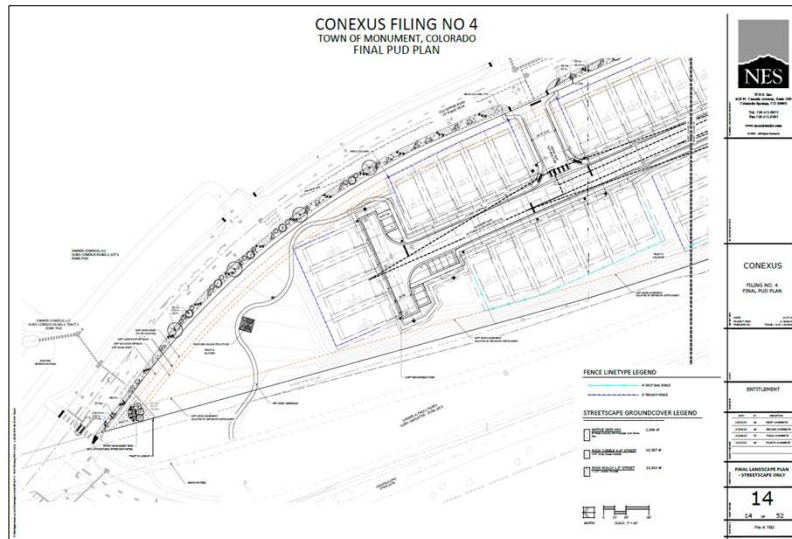
LANDSCAPE PLAN



9

12/15/2025

Town Council Public Hearing- Conexus Filing No.4



9

Project Summary

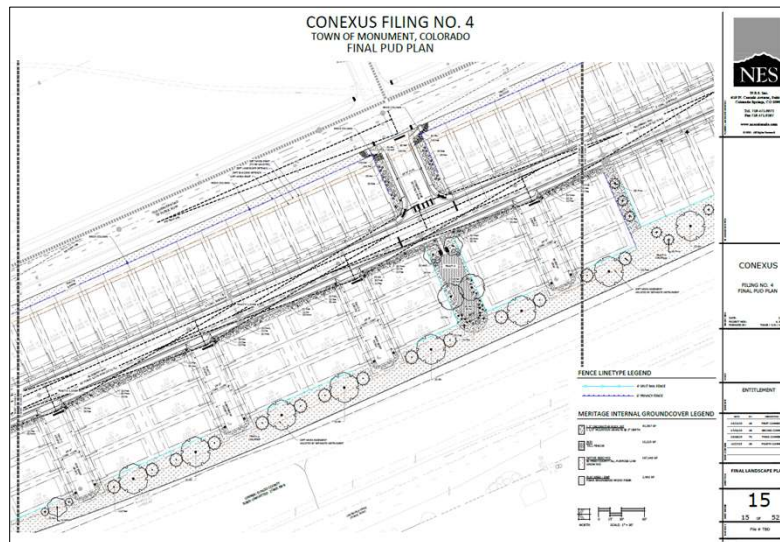
LANDSCAPE PLAN



10

12/15/2025

Town Council Public Hearing- Conexus Filing No.4



10

PROPOSED FINDING OF FACT

1. The proposed use meets the intent of Comprehensive Plan designation for the property.
2. The final PUD is consistent with the approved preliminary PUD.
3. Onsite circulation and access are designed for the anticipated type of pedestrian and vehicular traffic generated.
4. Building design in terms of orientation, spacing, materials, exterior color and texture, storage and lighting result in a quality architectural design is compatible with the existing and anticipated area.
5. The landscaping is a quality design that enhances the site and is compatible with the surrounding neighborhood as shown by amount, types, and materials used.
6. Adequate off-street parking, both standard and ADA accessible, is provided.
7. The Final PUD fits within the context of the planned land use pattern and roadway and utility systems of the larger surrounding area.



13

12/15/2025

Town Council Public Hearing– Conexus Filing No.4

13

Final Planned Unit Development

RECOMMENDED ACTION

A motion to APPROVE Ordinance 27-2025, an ordinance granting approval of Final Planned Unit Development for Conexus Filing No.4 for Meritage Homes, supported by the following exhibits:

- Project Narrative, prepared by N.E.S. Inc., dated April 2025.
- Final Planned Unit Development, Lot 2 – Conexus Filing No. 4, prepared by N.E.S. Inc, last revised 10/27/2025.
- Final Drainage Report for Conexus Filing No. 4, prepared by JR Engineering, dated October 2025.
- Updated Traffic Memorandum, prepared by LSC Transportation Consultants, dated 4/4/2025.
- Grading and Erosion Control Plans, prepared by JR Engineering, dated 10/24/2025.
- Planning Commission Findings of Fact, dated 11/12/2025.



14

12/15/2025

Town Council Public Hearing– Conexus Filing No.4

14



CONEXUS FILING 2, LOT 2

Planning Commission Meeting: February 12, 2025



Land Planning
Landscape
Architecture
Urban Design

NES

About Meritage Homes

Chelsey Green, Meritage Homes

Meritage Homes About Us

Meritage awards & accolades.

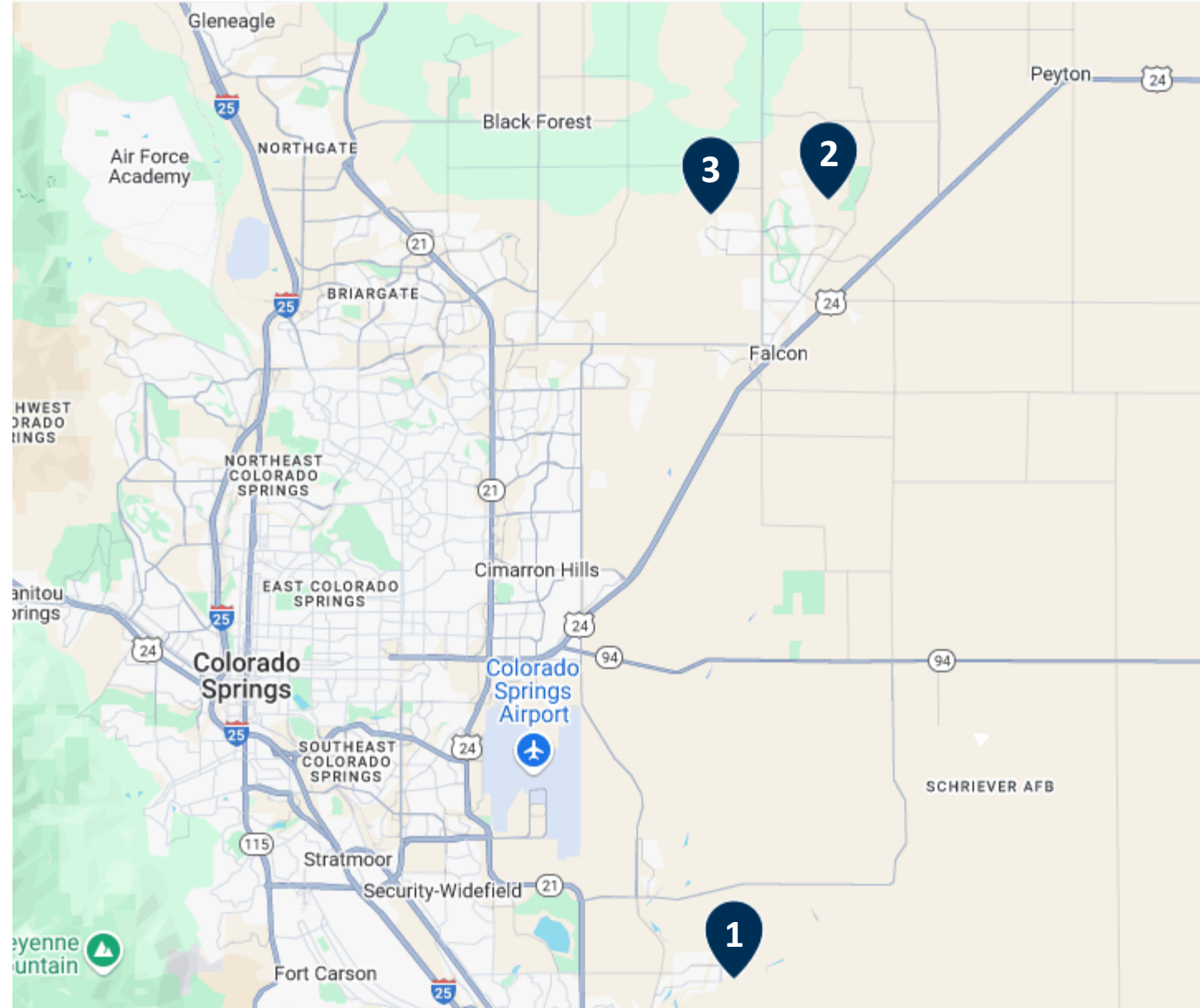
We're honored to be recognized for our building process, customer service and more.



- Founded in 1985
- Headquarters in Scottsdale, AZ
- In CO Market Since 2005
- A top five U.S. public homebuilder
 - 2023, Ranked 5th with total closings of 13,976

Meritage Homes – Colorado Division

- Southern Colorado Springs to Severance/Windsor
 1. Lorson Ranch (South Co Springs)
 2. Meridian Ranch (Falcon/Peyton)
 3. Paint Brush Hills (Falcon)
- 21 Active Communities in 2025
 - 2 Story Townhomes
 - 3 Story Townhomes
 - Duplex
 - 25' – 50' Single Family Detached



Meritage @ CoNexus

- Market Strategy – Entry Level Detached to Move Down Buyers
- 25' Detached Product – 32' Max Height, Production Spec Builder
- Product Footprint: 1,500 – 1,900 Sq. Ft.
- Pricing High 400's to Low 500's
- Water Usage – 0.2 Acre Feet per Lot
 - Drought Tolerant Landscape, Maximum 200 sq. ft. sod
 - Water Efficient Faucets, Toilets, Showers
- Exterior and Street Lighting – Dark Sky Compliant

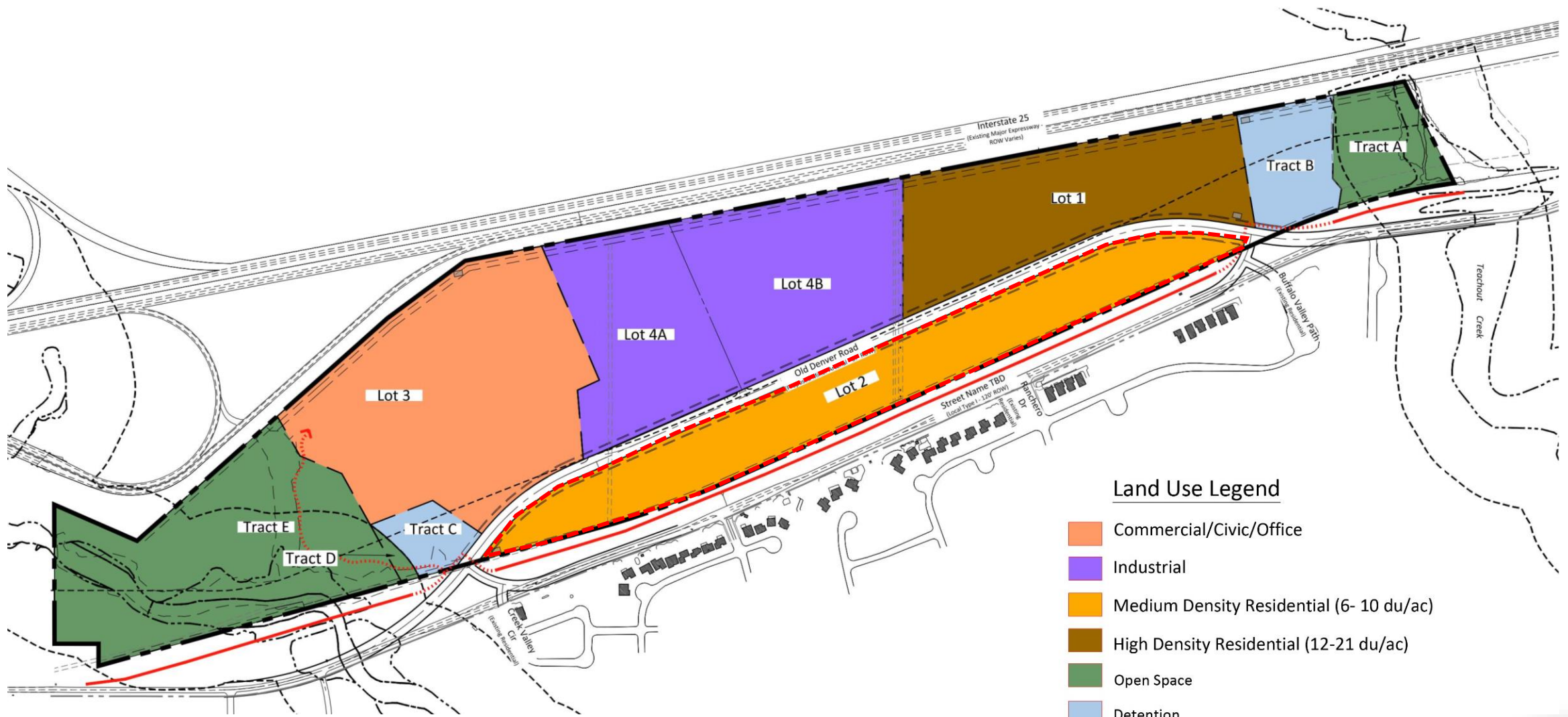
Community Outreach

- December 18 - Meeting held with representatives of Save Monument
- December 19 – Neighborhood Meeting held at Chamber of Commerce
- 15 people attended
- Questions centered on how the realignment of Old Denver Road will function, specifically the new intersections and the diversion of traffic away from the neighborhood

Sketch Plan Context

Andrea Barlow, N.E.S. Inc.

Approved Conexus Phase 2 & 3 Preliminary PUD Plan



Approved Conexus Phase 2 & 3 Preliminary PUD Plan

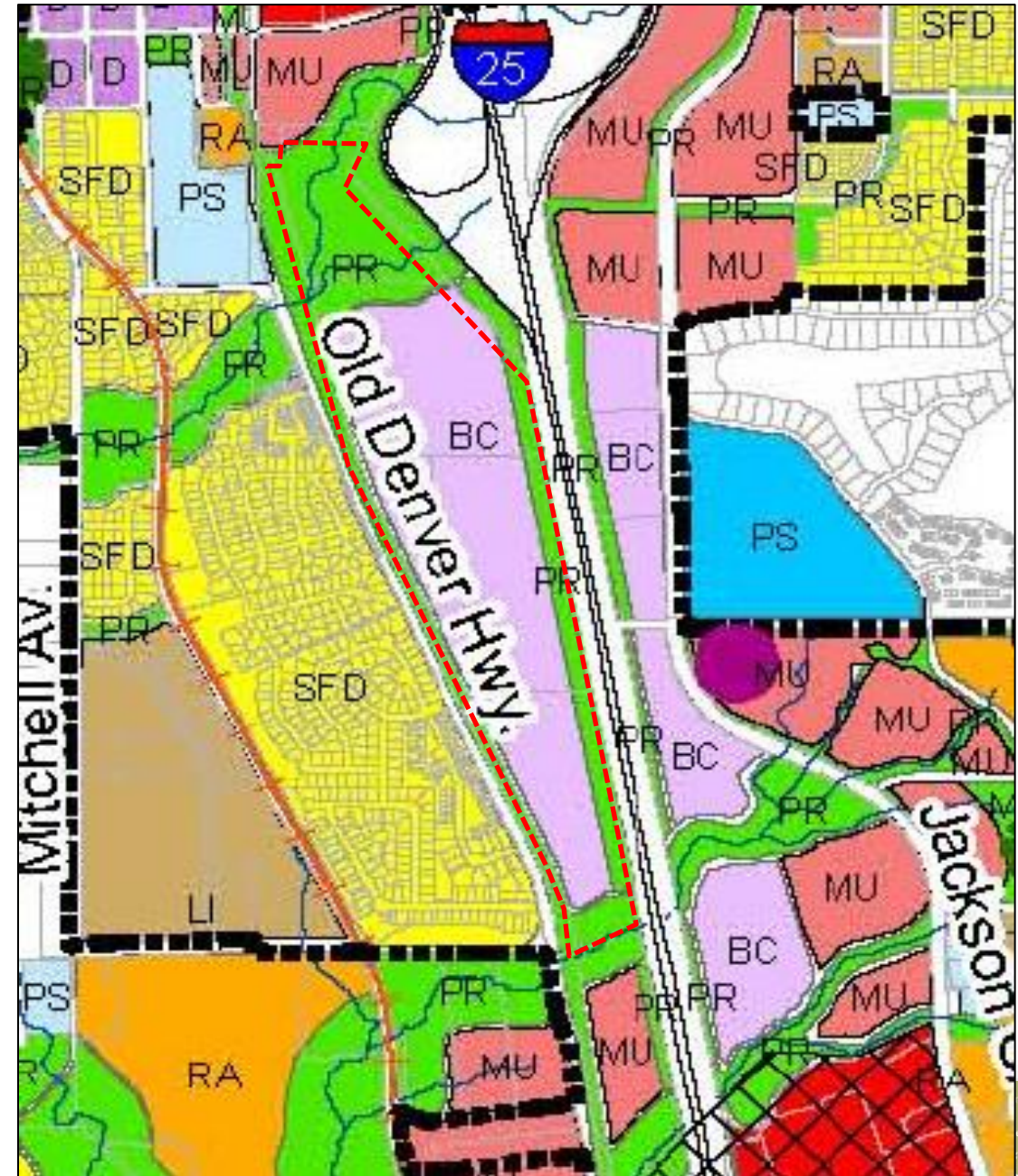
Land Use Chart:

	ACREAGE	PRIMARY LAND USE TYPE/CATEGORY ¹	RESIDENTIAL UNITS	NON-RESIDENTIAL SQ.FT.	MAXIMUM HEIGHT ⁴
Lot 1	19.1	High Density Residential (12-20.89 du/ac)	399		75'
Lot 2	23.1	Medium Density Residential (6-10 du/ac)	232		50'
Lot 3	28.8	Commercial/Civic/Office ²		435,000	
		Hotel			75'
		Office			75'
		Retail			50'
Lot 4	30.9	Industrial ³		395,000	60'
Tract A	5.4	Open Space/Trails			
Tract B	5.5	Drainage/Detention			
Tract C	2.4	Drainage/Detention			
Tract D	0.4	Open Space/Park/Trails			
Tract E	23.8	Open Space/Park/Trails			
Right-of-Way	6.6	Right-of-Way			
TOTAL	146.0		631	830,000	

1. Subject to the Permitted Uses within each land use category per the Development Guidelines of the Conexus Phases 2 & 3 Preliminary PUD Plan.
2. High Density Residential (12-20.89 du/ac) is an allowed use in the Commercial/Civic/Office zone at a per acre land transfer ratio of 10,000 sq.ft. of non-residential to 20 residential units.
3. Within Lot 4 the maximum size of any individual building shall be 175,000 square feet.
4. Subject to the Building Height definition in the Development Guidelines of the Conexus Phases 2 & 3 Preliminary PUD Plan.

Monument Comprehensive Plan

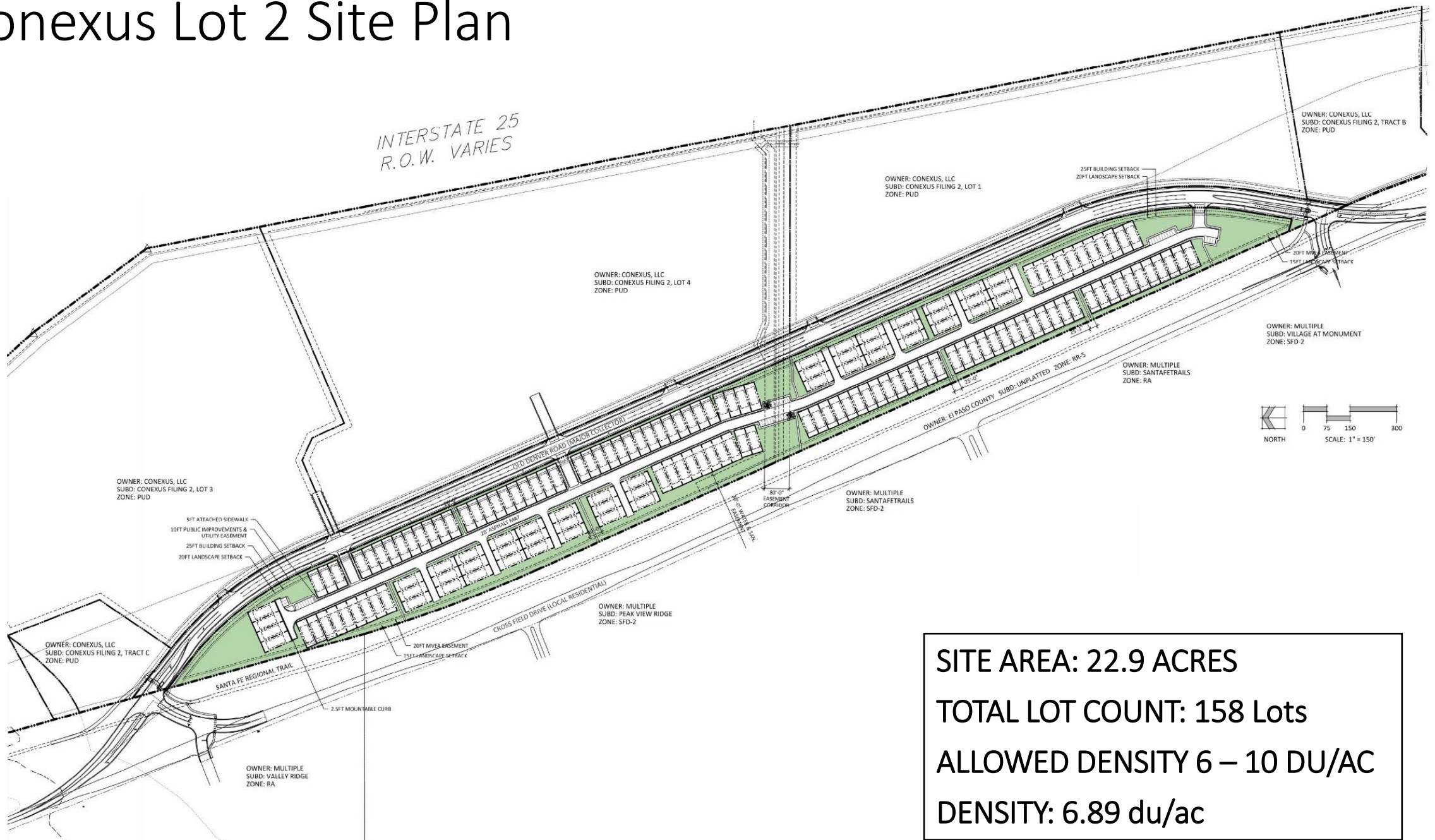
- The Conexus Phases 2 & 3 Preliminary PUD Plan was found to be consistent with the Comprehensive Plan via a unanimous vote by the Board of Trustees.
- This decision was based upon the following considerations:
 - The mix of industrial, commercial, office, and civic uses is consistent with the intent of the Business Campus land use category to create a mixed-use environment that provides tax base and jobs.
 - The open space tracts are consistent with the goal of the Parks, Recreation and Trails land use category to create a connected system of active and passive open space.
 - The addition of medium/high density residential is consistent with the goal of providing more affordable housing alternatives for the growing area workforce.
 - The mixed-use development is consistent with policies that encourage a wider array of land use type and a move from single-use developments to a mix of complementary land uses.



Sketch Plan Description

Andrea Barlow, N.E.S. Inc.

Conexus Lot 2 Site Plan



SITE AREA: 22.9 ACRES

TOTAL LOT COUNT: 158 Lots

ALLOWED DENSITY 6 – 10 DU/AC

DENSITY: 6.89 du/ac

Land Planning
Landscape
Architecture
Urban Design

NES

Conexus Lot 2 Example Elevations

see
WHAT
COULD
BE
...

Elevation A

Elevation B

Elevation C



Plan 1

Plan 2

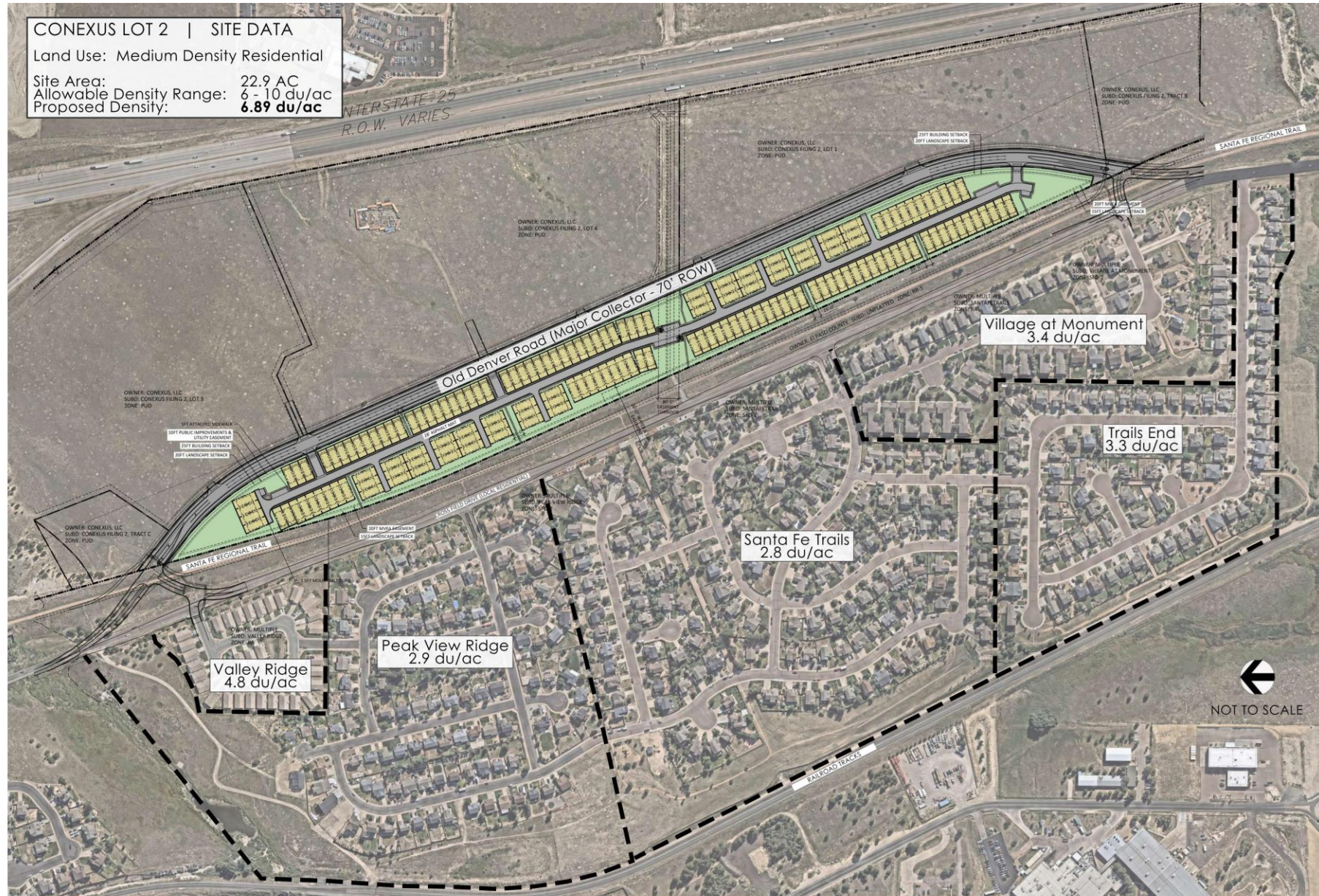
Plan 3

Godden|Sudik
ARCHITECTS

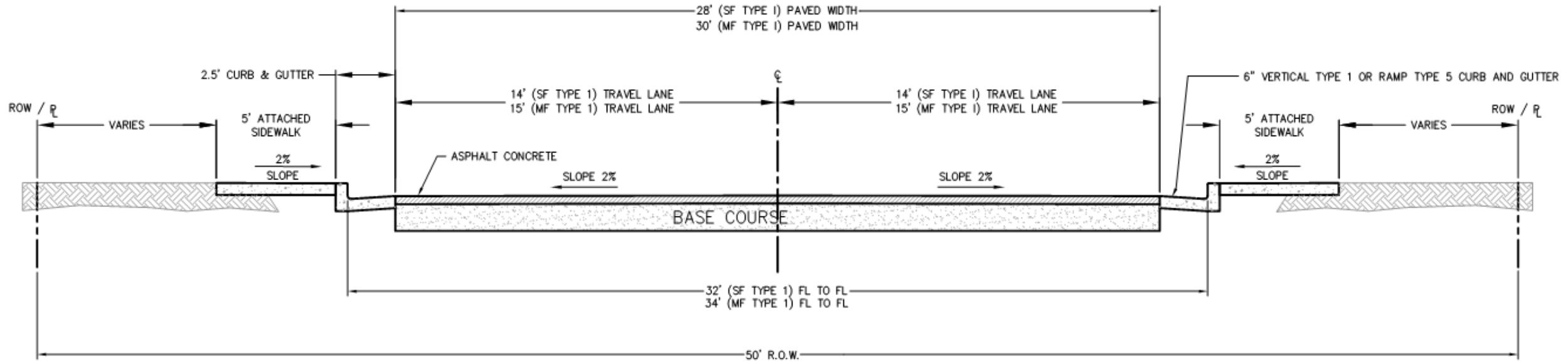
CONCEPTUAL ELEVATION SCALE: NTS
2024.12.06

MERITAGE HOMES
MOUNTAIN WEST 25'S

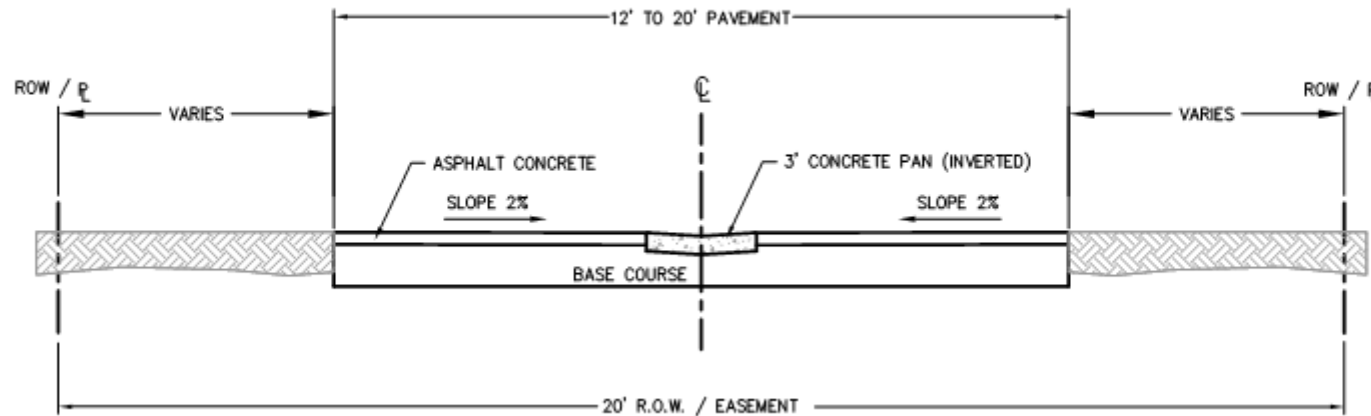
Density Comparison



Street Sections



Local Type I Residential Street with Attached Sidewalk
(parking allowed on both sides of street)



Residential Alley (no parking allowed)

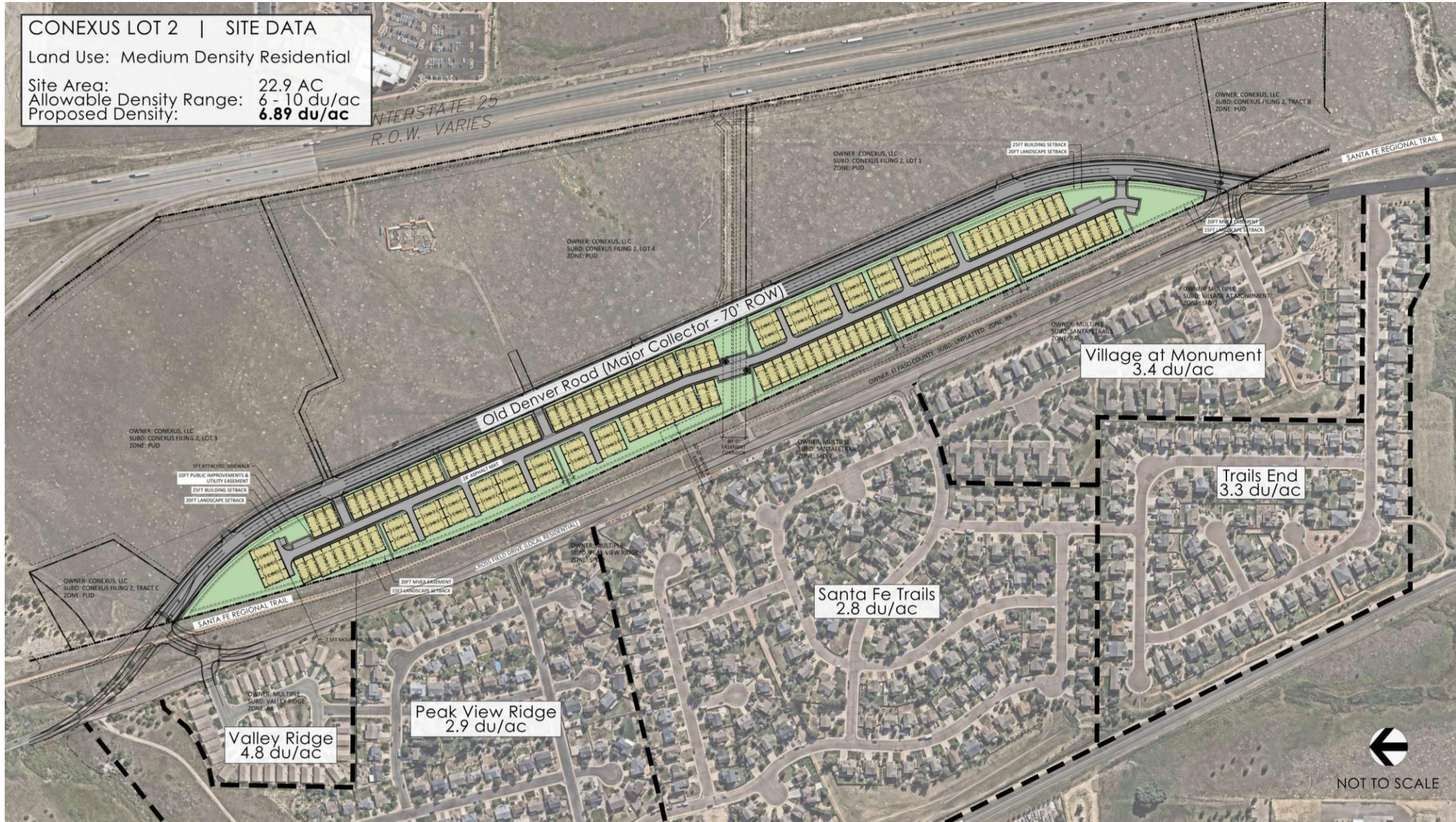
Sketch Plan Review Criteria

Review Criteria	Conexus Lot 2 Compliance
The sketch plan conforms to the Town's Comprehensive Plan	The Conexus PD zoning and Sketch PD Plan, the Conexus Phases 2 & 3 Preliminary PUD Plan, and the Conexus Filing No 2 Final Plat were all approved in the context of the Town’s 2017 Comprehensive Plan and were found to be consistent with that Plan. The proposed Lot 2 Sketch Plan is consistent with these approved documents.
The sketch plan proposes a harmonious development and lot pattern that is compatible with the neighborhood and community.	The medium density residential proposed on the Conexus Phases 2 & 3 Preliminary PUD Plan was intended to act as a transition and buffer between the existing single-family neighborhood to the west and the realigned Old Denver Road and the more intense industrial, commercial and multifamily uses proposed to the east. The currently proposed single-family detached residential on Lot 2 is at the lower end of the allowed density range and offers the least intense use option for Lot 2.
The lot and development pattern ensures there will be adequate light, air, parks, open space, and other spaces for public use.	The proposed development pattern includes lots with standard 5’ side setbacks and a 15’ rear setback to allow adequate private open space. The Sketch Plan identifies areas of landscaped open spaces for use by residents. Trail connections between Old Denver Road and Santa Fe Regional Trail are also proposed.
The sketch plan design provides for adequate access to all lots and tracts proposed in the subdivision.	There will be three points of access to the property directly from the realigned Old Denver Road. An internal residential street will provide individual lot access, either directly or off short residential alleys.
Adequate, safe, and efficient public improvements, utilities, community facilities, and public places are available or will be provided with sufficient capacity to serve the subdivision.	The realignment of Old Denver Road provides access to Lot 2. The stormwater detention pond in Tract B of Conexus Filing No. 2 has been designed to accommodate flows from Lot 2. All utilities are available at the property. Community open space is provided in Tracts D and E, Conexus Filing No. 2 and this area has been dedicated to the Town for park use.

Next Steps

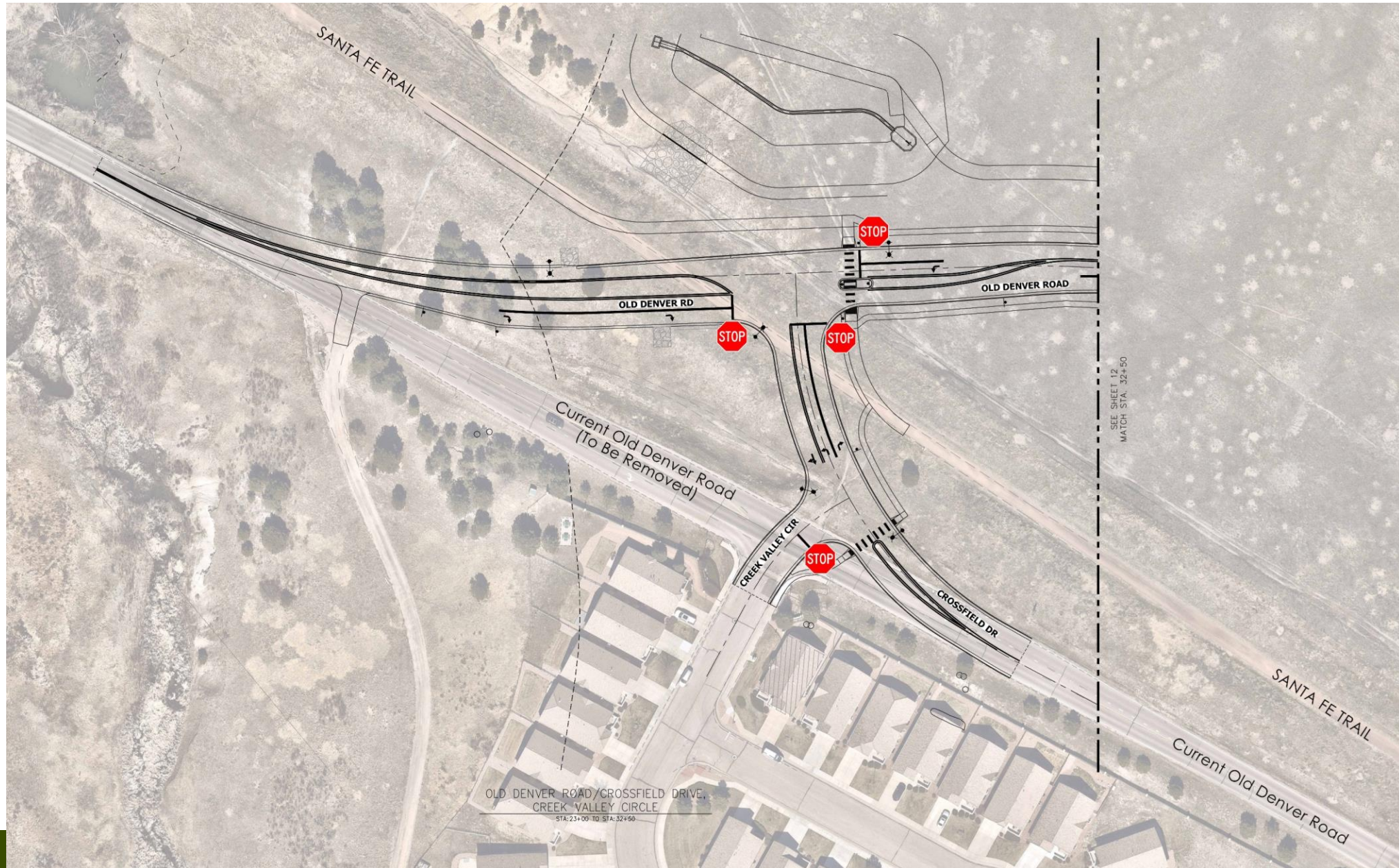
- Q1 2025 - Submit Final PUD Plan and Final Plat
- Q1 2025 – Regional Wet Utilities Begin
- Q4 2025 – Governmental Approvals & Onsite Wet Utilities Begin
- Q3 2026 – Horizontal Improvements Completed
- Q1 2027 – 1st Home Closing
- Q4 2029 – Last Home Construction Start

Questions?

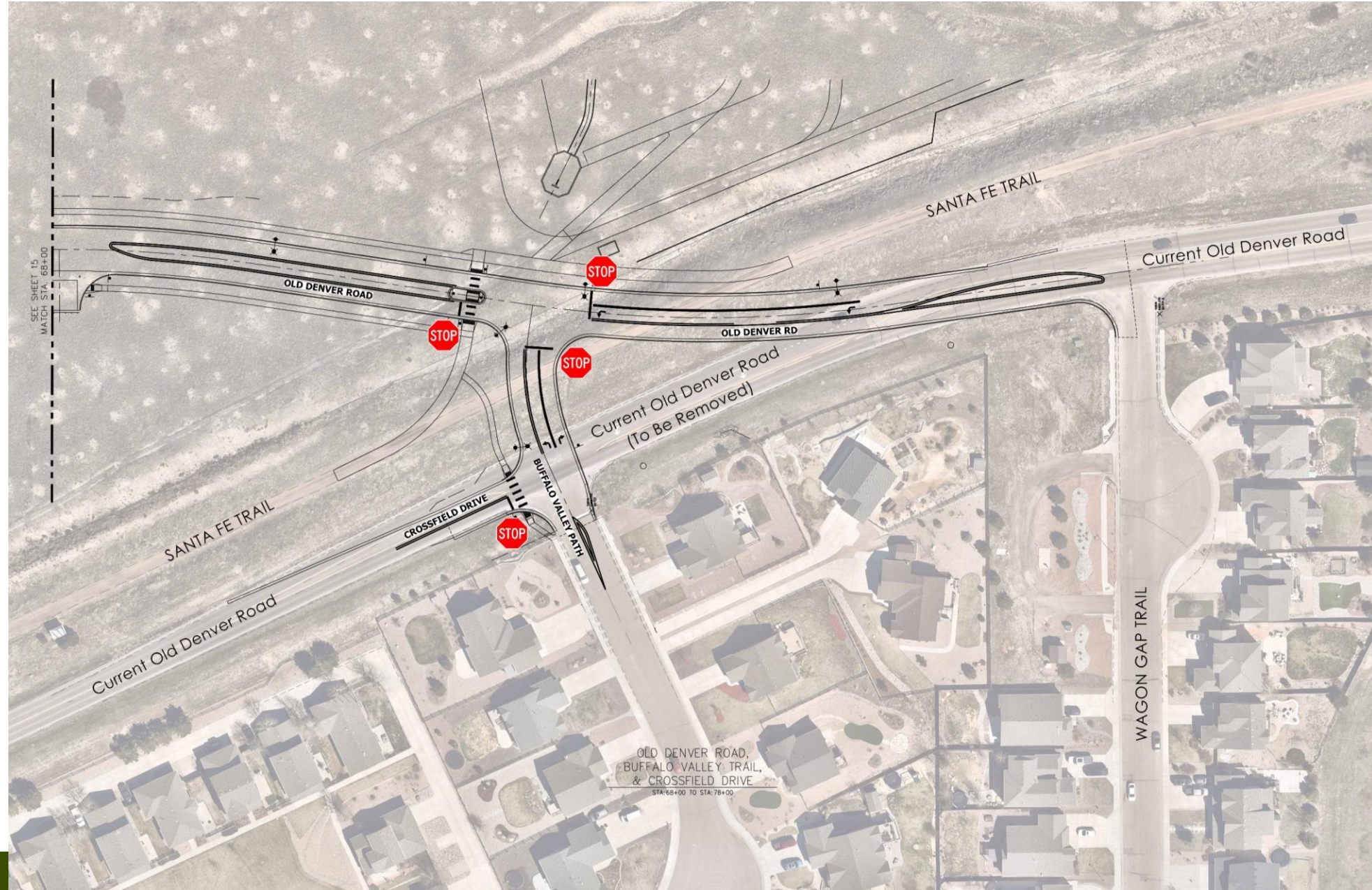


EXTRA SLIDES

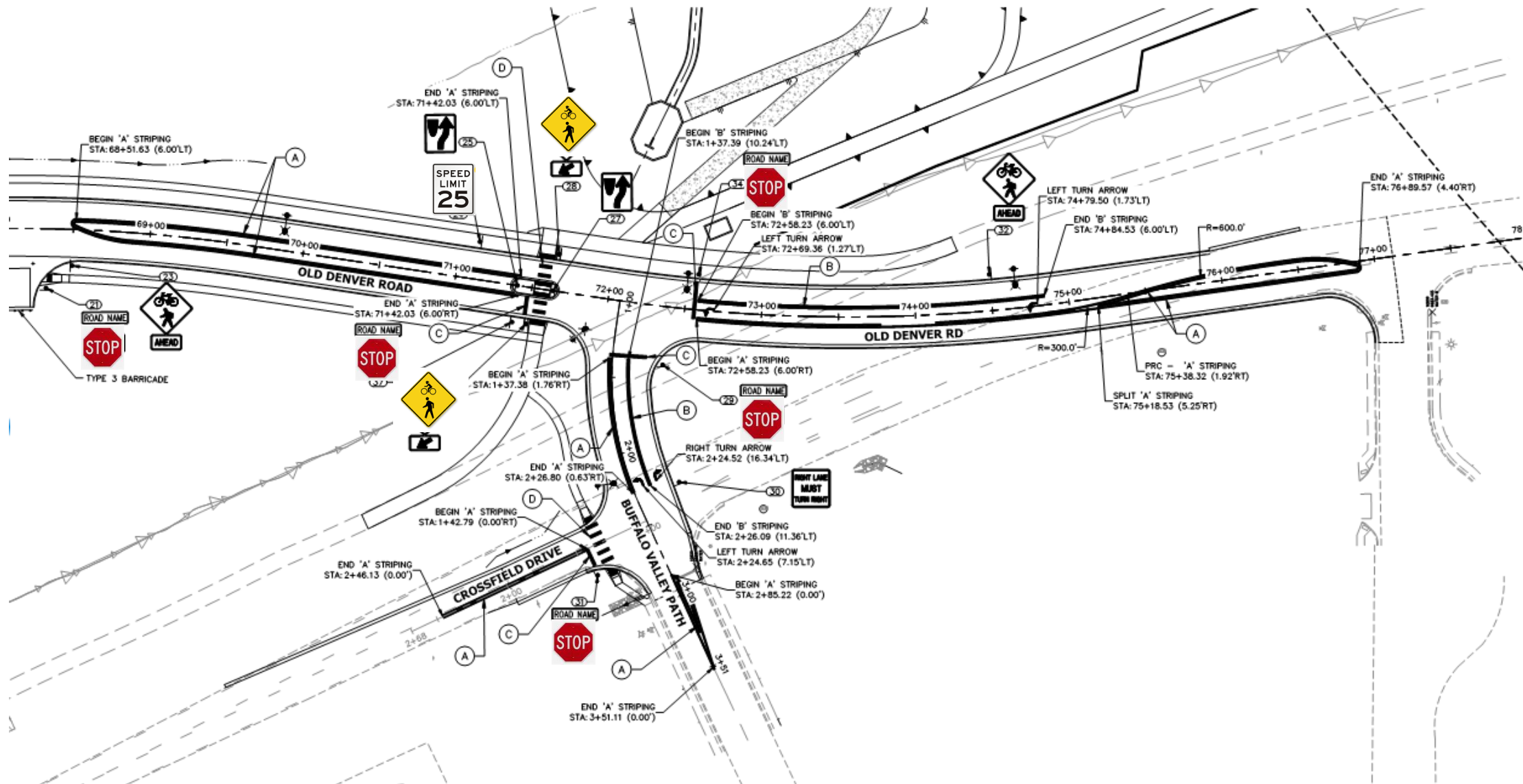
Old Denver Road Realignment – North Intersection



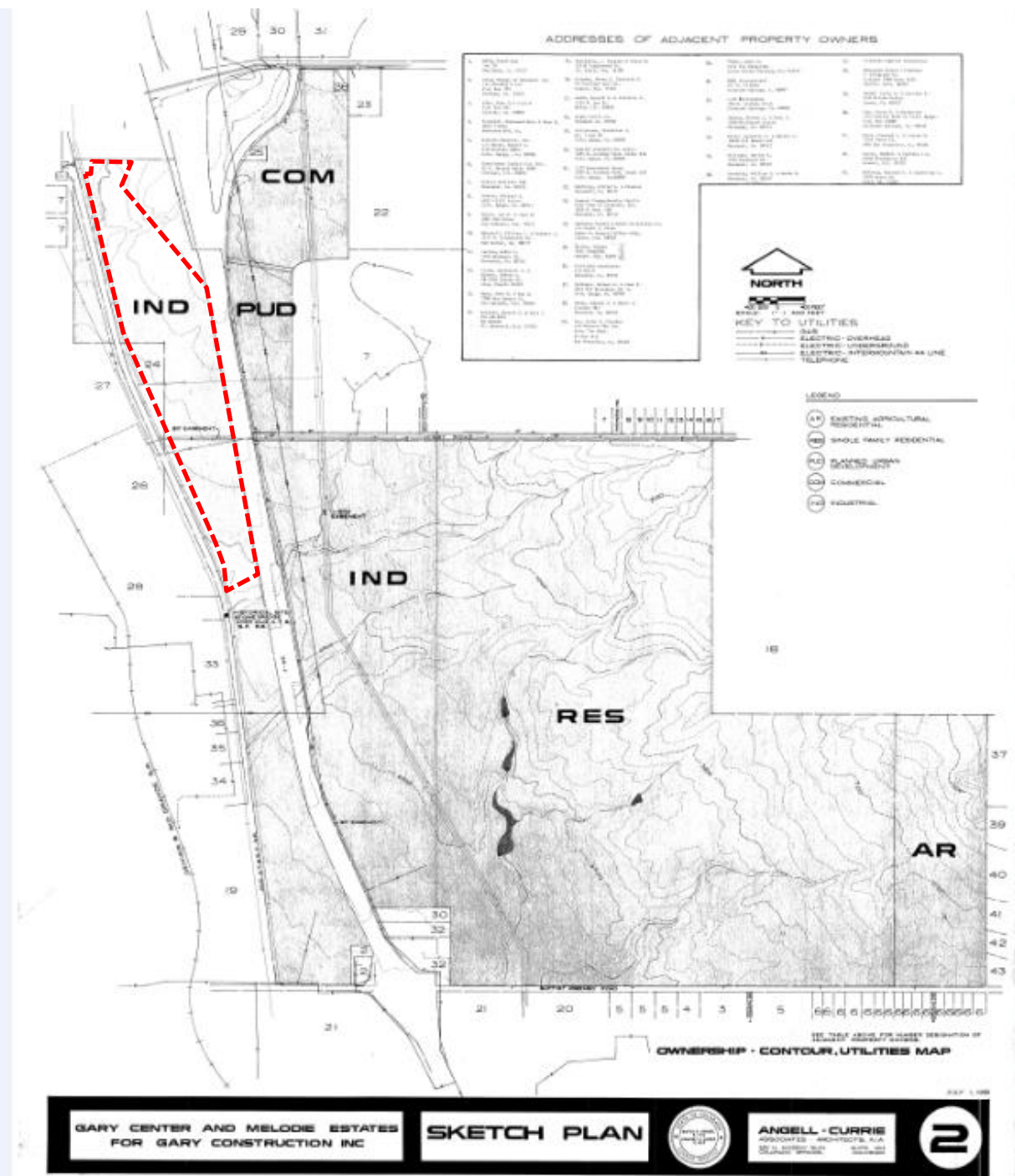
Old Denver Road Realignment – South Intersection



Old Denver Road Intersection Configuration

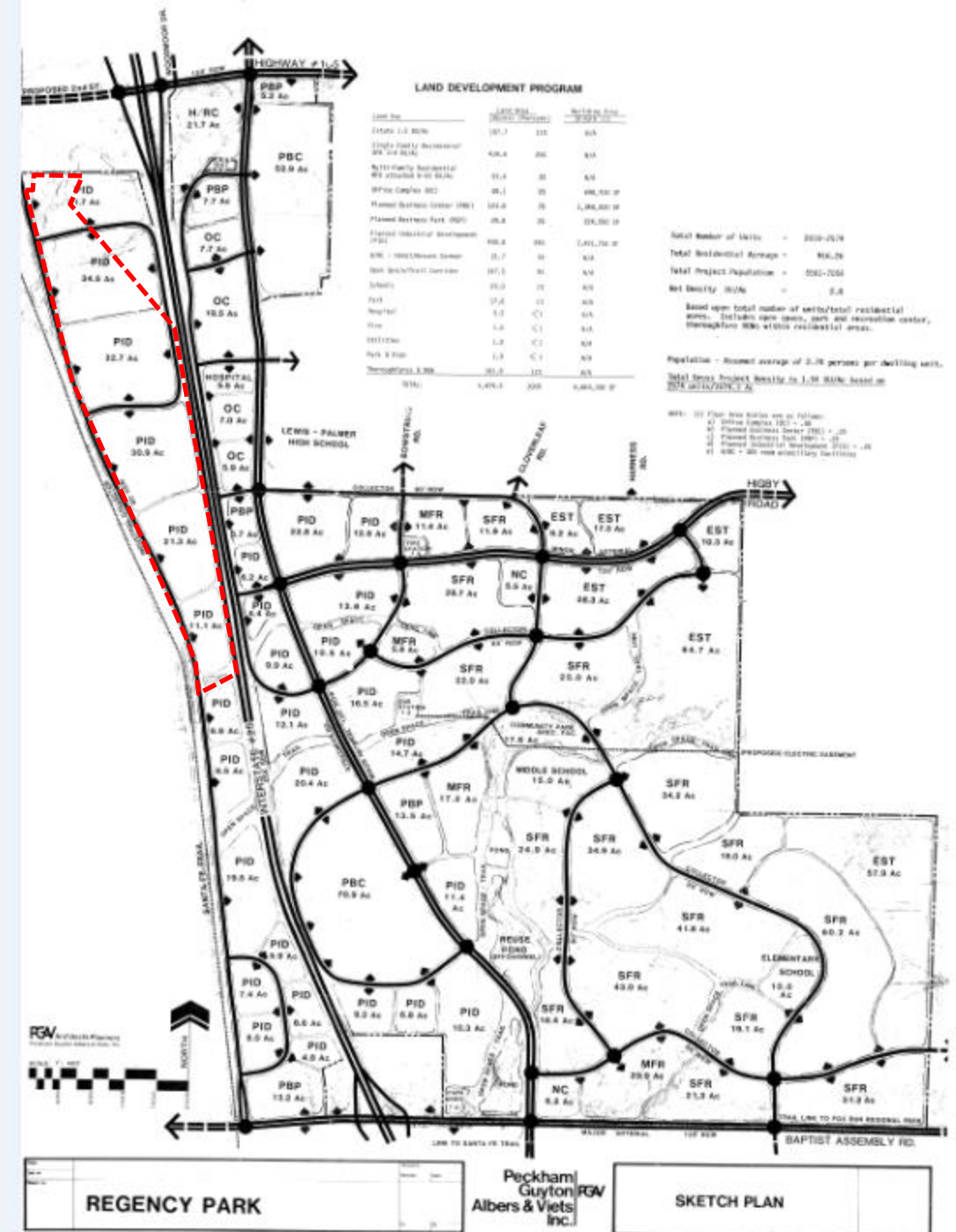


- The area east of Old Denver Road and west of I-25 was originally zoned for Industrial use when the Gary Center and Melodie Estates Sketch Plan was approved by El Paso County in 1981.



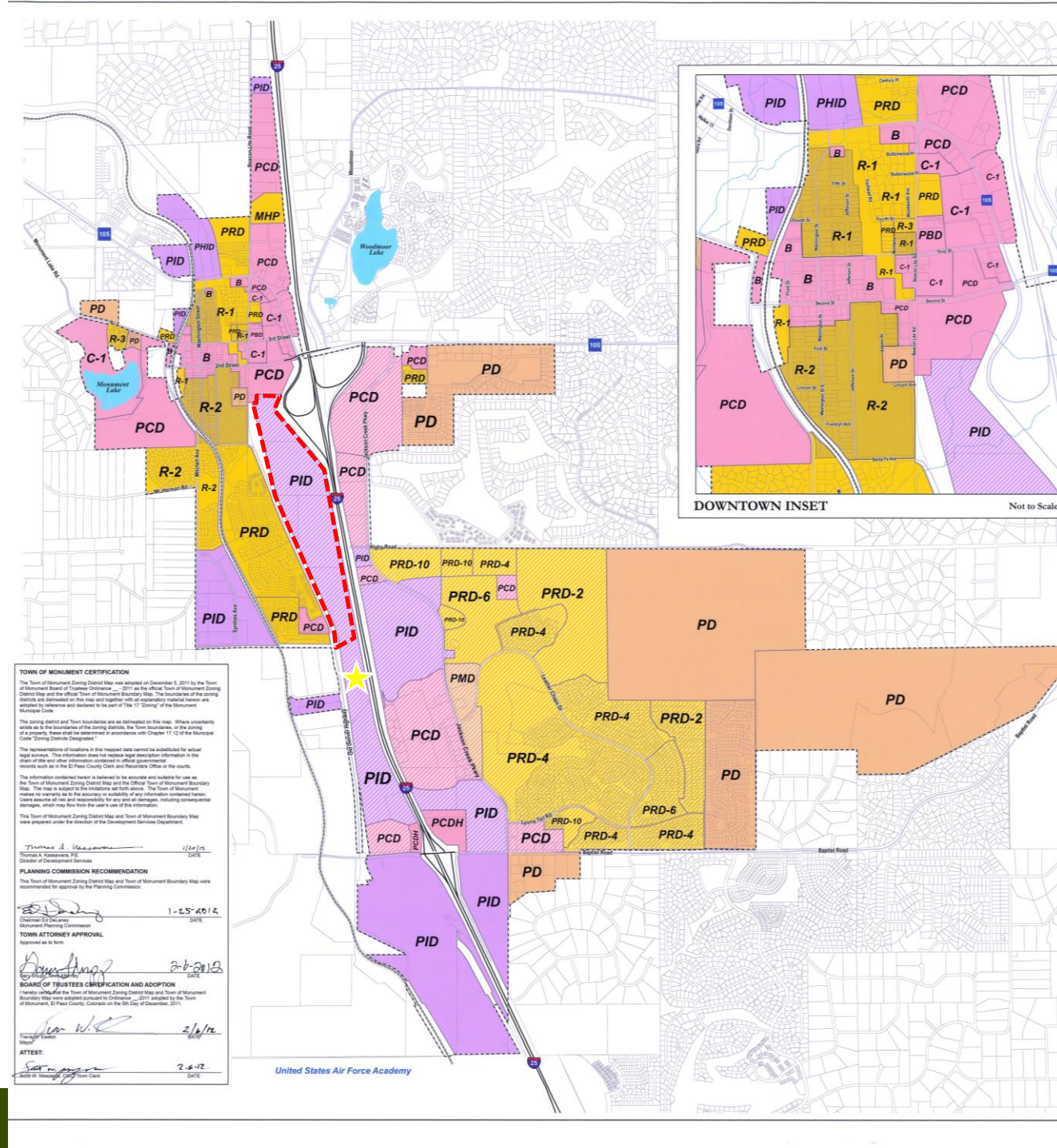
Zoning History

- The area east of Old Denver Road and west of I-25 was originally zoned for Industrial use when the Gary Center and Melodie Estates Sketch Plan was approved by El Paso County in 1981.
- The property was annexed into the Town in 1987 as Regency Park.
- The annexation was accompanied by the Regency Park Sketch Plan which refined the original Sketch Plan designations.
- Town of Monument Ordinance 13-87 confirmed the PID Zoning and identified the permitted and conditional uses.



Zoning History

- The area east of Old Denver Road and west of I-25 was originally zoned for Industrial use when the Gary Center and Melodie Estates Sketch Plan was approved by El Paso County in 1981.
- The property was annexed into the Town in 1987 as Regency Park.
- The annexation was accompanied by the Regency Park Sketch Plan which refined the original Sketch Plan designations.
- Town of Monument Ordinance 13-87 confirmed the PID Zoning and identified the permitted and conditional uses.
- The area continued to be zoned Regency Park PID on the Town of Monument Zoning Map until 2020.
- The area to the west of Old Denver Road (Trails End) was zoned for residential in the late 1990s/early 2000s

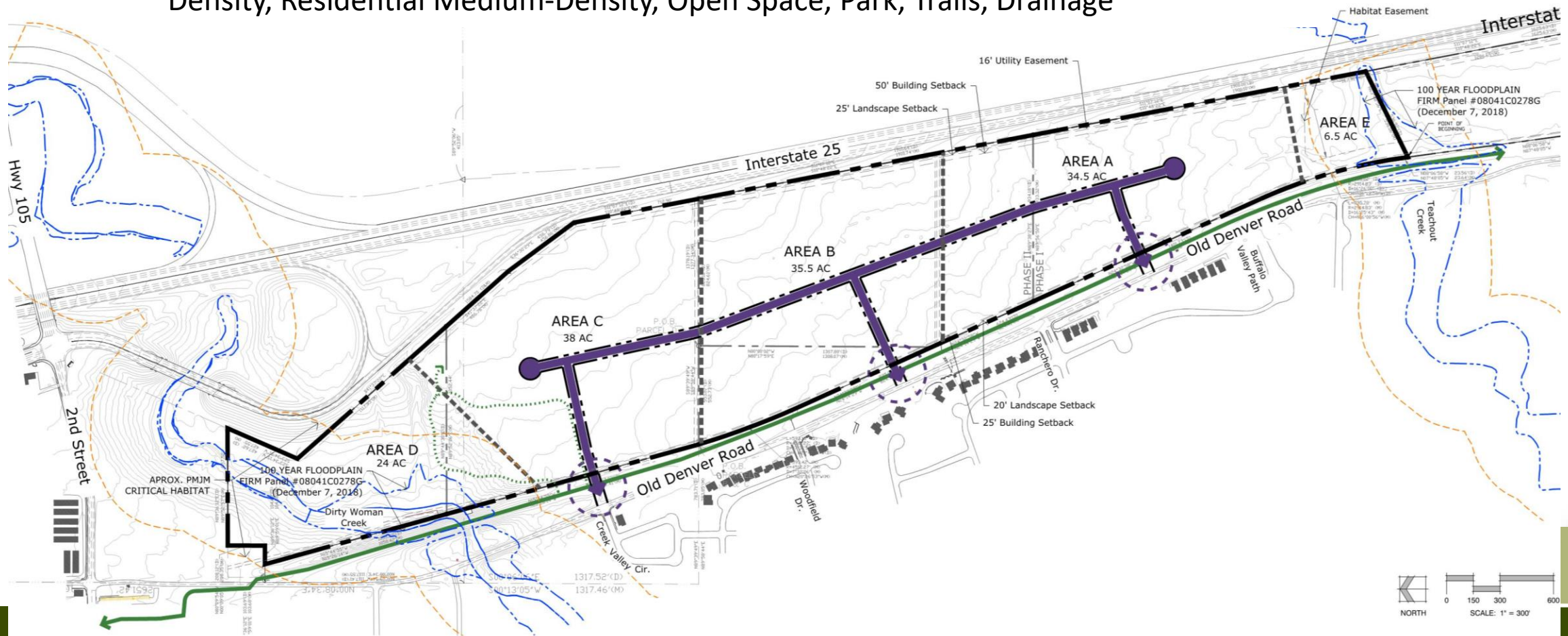


Zoning History

- Regency Park PID (Planned Industrial Development)
 - Maximum Building Height – 90 feet
 - Permitted Uses - General and Heavy Industrial, including:
 - Bottling and food processing
 - Feed stores and lumber yards
 - Industrial supply facilities
 - Manufacturing, processing, fabrication and assembly
 - Mini storage garages
 - Motor freight terminal and contractor yard for vehicles, equipment, materials and/or supplies
 - Outdoor storage
 - Repair, rental and servicing
 - Research facilities and laboratories
 - Schools, technical schools and academies
 - Sale at whole or storage
 - Service-related business
 - Veterinary hospitals and boarding kennels
 - Warehousing and office/warehouse units including "mini storage" units

Conexus Phase 2 & 3 PD Zoning and Sketch PD Plan

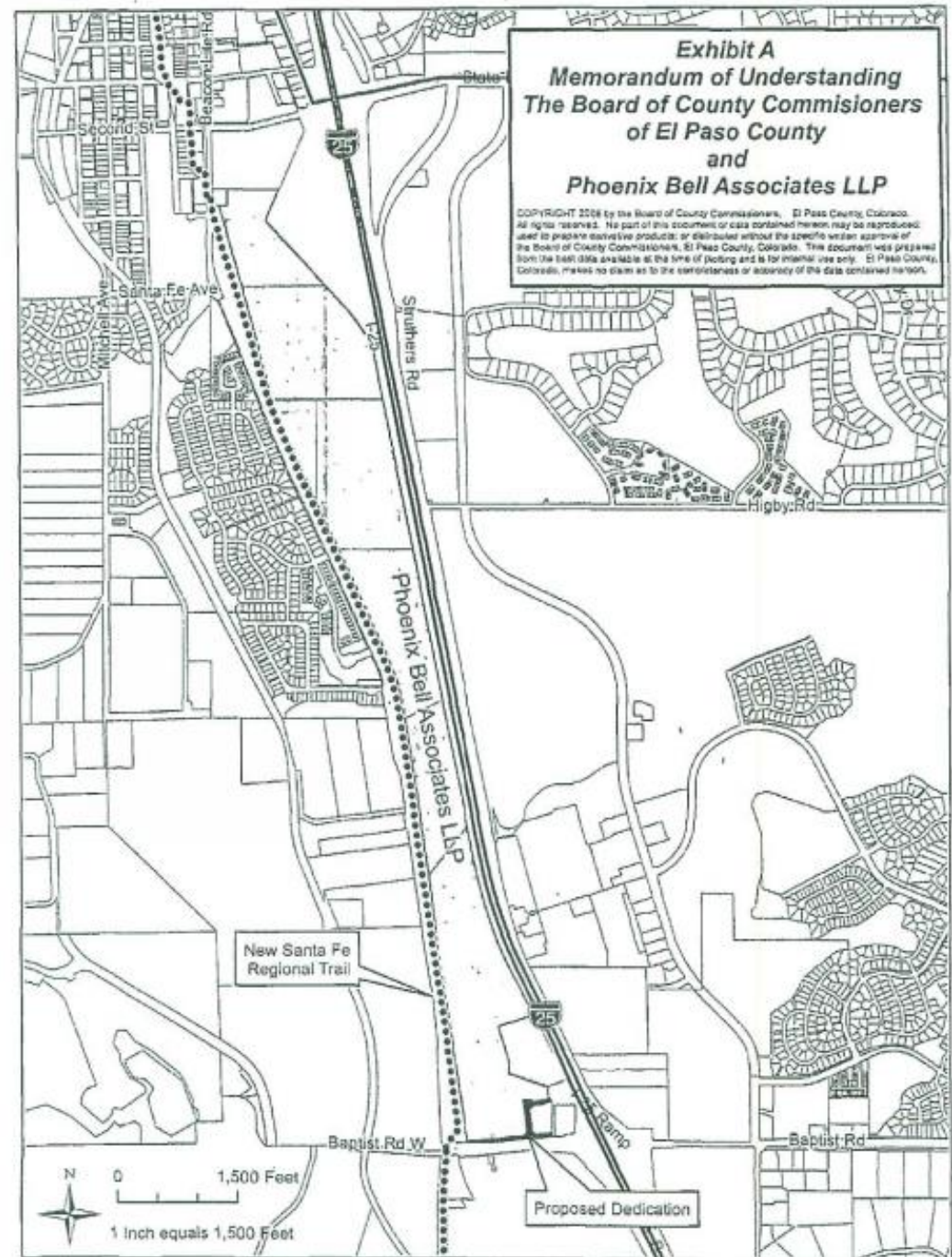
- Approved September 8, 2020
- Site Acreage: 146 acres
- Maximum Building Height: 90 feet
- Permitted Uses: Commercial, Civic, Office, Light Industrial, Multi-Use, Residential High-Density, Residential Medium-Density, Open Space, Park, Trails, Drainage





Santa Fe Trail Crossings

- MOU dated January 14th 2008 between El Paso County and Phoenix Bell Associates LLP.
- Phoenix Bell deeded land to the County for Baptist Road/ I-25 Interchange improvements and additional land for the trailhead on Baptist Road.
- In exchange the County agreed to grant up to six access points to the entire parcel via crossings over the Santa Fe Trail.
- Cost of constructing and maintaining the crossings, including any signage and signalization, shall be paid by the developer and completed in accordance with County standards and specifications.



Land Planning
Landscape
Architecture
Urban Design

NES



Land Planning
Landscape
Architecture
Urban Design

NES



Conexus Phase 2 & 3: Summary of changes in Project Parameters in response to Focus Group Comments

CONEXUS PHASES 2 & 3 : SUMMARY OF PROJECT PARAMETERS FOLLOWING DISCUSSION WITH FOCUS GROUP									
	TOTAL RESIDENTIAL UNITS	TOTAL NON-RESIDENTIAL FLOORSPACE	MAXIMUM INDUSTRIAL FLOORSPACE	MAXIMUM COMM/OFF/CIVIC FLOORSPACE	MAXIMUM INDUSTRIAL BUILDING SIZE	MAXIMUM HEIGHT			
						INDUSTRIAL	COMM/ OFF/CIV	DENSITY RESIDENTIAL	DENSITY RESIDENTIAL
Approved Sketch Plan 9.8.20	465	1,000,000 sf	No limit; allowed in all areas		None	90'	90'	90'	90'
Preliminary Plan Submitted 11.19.21	788 ¹	1,000,000 sf	500,000 sf	500,000 sf ¹	None	90'	90'/60'	90'	60'
Revised Preliminary Plan presented to Focus Group 1.10.22	631	796,000 sf	470,000 sf	326,000 sf	190,000 sf	60'	75'/50'	75'	50'
Resubmitted Preliminary Plan 1.14.22	631	830,000 sf	395,000 sf	435,000 sf ²	175,000 sf	60'	75'/50'	75'	50'
Notes:									
1. Either/or 44 medium density residential units or 65,000 sf Comm/Off/Civic on lots 3 and 5									
2. High Density Residential added as an optional land use in Comm/Off/Civic lot up to maximum of 50%									



MEMORANDUM

TO: The Honorable Mayor and Town Council
FROM: Dan Ungerleider, AICP, Director of Planning
DATE: December 15, 2025
SUBJECT: Resolution No. 73-2025 - A Resolution Approving a Final Plat for Conexus Filing No. 4, a Replat of Conexus Filing No. 2 – Lot 2, for Meritage Homes

Overview. Conexus Filing No.4 is located between Old Denver Road and Crossfield Road (formerly Old Denver Road) within the Conexus Planned Development east of the Santa Fe Trails Subdivision. The Applicant, Meritage Homes, is seeking approval of the Final Plat for Conexus Filing No. 4, a replat of Conexus Filing No. 2 – Lot 2, for the development of the 22.92 -acre, 158 detached single-family community [Attachment 1 - Location, Zoning and Future Land Use Maps.]

On November 12, 2025, the Planning Commission conducted a public hearing in consideration of a request to approve a Final Plat for Conexus Filing No. 4 (see Attachment 2 – Planning Commission draft minutes, dated 11/12/2025.) During the public hearing, Staff presented a Staff Report summarizing the Applicant's request and confirmed that the Town's Development Review Team, and its partners, found the proposed Final Plat to be consistent with Town's Comprehensive Plan, Town's Development Code, and the Conexus Planned Development governing the development of subject property.

At the conclusion of the hearing the Planning Commission unanimously voted, by a vote of 7-0, recommended **APPROVAL** of a Final Plat for Conexus Filing No. 4, a replat of Conexus Filing No. 2 – Lot 2, for Meritage Homes. A copy of the proposed Resolution 73-2025 is attached hereto (Attachment 3).

Requested Action. A motion to **APPROVE** Resolution No. 73-2025, a Resolution Approving a Final Plat for Conexus Filing No.4, a Replat of Conexus Filing No. 2 – Lot 2, for Meritage Homes, supported by the following exhibits:

- A. Legal Description
- B. Planning Commission Findings of Fact, dated 11/12/2025.
- C. Final Plat for Conexus Filing No. 4, prepared by JR Engineering, last revised 10/24/2025.

Attachments.

- 1. Location, Zoning and Future Land Use Maps
- 2. Draft Minutes from Planning Commission Meeting, dated 11/12/2025.
- 3. Resolution No. 73-2025, a Resolution Approving a Final Plat for Conexus Filing No.4, a Replat of Conexus Filing No. 2 – Lot 2, for Meritage Homes

ATTACHMENT 1
Aerial, Location and Future Land Use Map



Figure 1 - Aerial Map



Figure 3 - Future Land Use Map

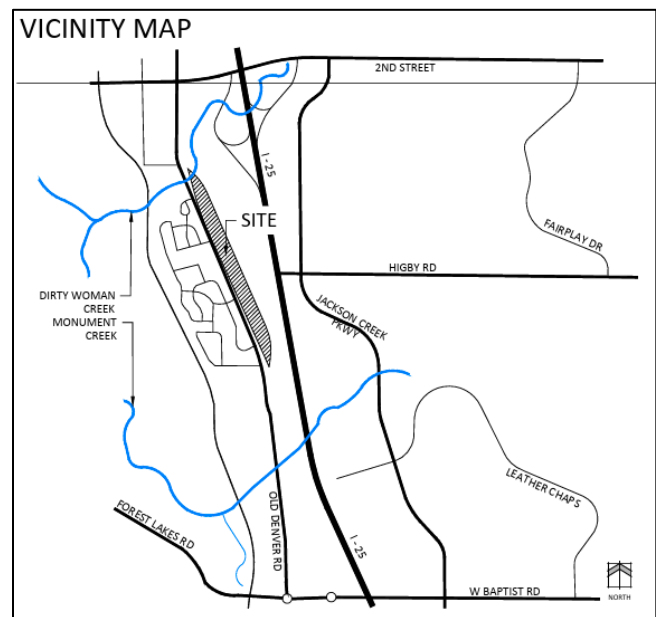


Figure 2 - Location Map



**TOWN OF MONUMENT PLANNING COMMISSION - DRAFT
REGULAR MEETING**

Wednesday November 12th, 2025

Hybrid Meeting-In person and remote participation Via Microsoft TEAMS

1. Call to order, Pledge of Allegiance, Roll Call:

- a. Chair Egley called the meeting/hearing of the Planning Commission of the Town of Monument, Colorado, to order at 6:00 pm at Monument Town Hall and led those assembled in the Pledge of Allegiance.

PLANNING COMMISSION	TOWN STAFF
PRESENT: Chair Ray Egley Vice-Chair Corey Petersen Commissioner Cathy Green Commissioner Donna Hatch Commissioner Daniel Ours Commissioner John Parr Commissioner Martin Trujillo Alternate Commissioner Valerie Baumer	Rey Medina, Planner I Dan Ungerleider, Planning Director
ATTENDED REMOTELY:	
ABSENT: Commissioner Daniel Ours	

2. Approval of Minutes/Agenda Modification

- a. Move to approve the minutes of October 8th, 2025, Planning Commission Meeting.
Commissioner Trujillo motioned to approve the minutes; Commissioner Parr seconded; passed 7-0.

3. Hearing/Meeting Items

3a. PUBLIC HEARING: *a. Case #'s 25MON-FPUD00002 and 25MON-PFP00002 A Request for the Approval of the Final Planned Unit Development (FPUD) and the Final Plat for Conexus Filing No. 4, a Replat of Lot 2 in Conexus Filing No. 2 of the Conexus Planned Development. [Public Hearing].*

- i. Public Hearing was open and closed with members of the public present.
- ii. Staff Presentation: Presented by Planner, Rey Medina.
- iii. Public Comments:
- iv. Commissioner Comments:
 - a) Green – What is the smallest lot size? 35x90 ft is the smallest lot size.
 - b) Green – Who owns the lots? Lots will be individually owned by homeowners.
 - c) Trujillo – Does the Traffic Memo included in this project account for development along Old Denver Road. Director Ungerleider responds clarifying that the traffic memo has accounted for future development along Old Denver Road.
 - d) Trujillo – Does the memo consider morning school traffic. Unknown by staff.
 - e) Trujillo – Has any pedestrian or bike conflict analysis been completed? Staff states that we worked with El Paso County to approve the trail crossings involved in this project.
 - f) Trujillo – Were new traffic counts used in the 2025 Memo or were they the same number

from the original traffic study. Staff concludes that the traffic memo used counts from the original study, the study that accounted for a higher density of units than proposed in the current PUD plan. Further discussion ensues from the applicant describing the projections of the traffic memo included with this project proposal.

- g) Commissioner Trujillo explained the basis of his traffic concerns coming from the lack of confidence in a traffic memorandum rather than a full complete traffic study.
- h) Petersen – Requested further clarification of the traffic study, explaining the original traffic study being based on a higher number of units.
- i) Parr – Landscaping around the homes, who's responsibility? Landscaping will be completed by Meritage Homes and rear yard landscaping will be at the request of home buyers and reviewed by Meritage before installation.
- j) Baumer – What is the setback between homes and the Santa Fe Trail? 20' buffer with a 6' fence.
- k) Baumer – Traffic Memo concerns, what criteria is being used to justify "negative" impact? Director Ungerleider discusses further detail regarding the traffic study. Applicant explains traffic studies are based on level of service, wait times, types of intersections, etc.
- l) Chair Egley – Potential condition proposed, the trail connection into this development be changed from 5' to 10'. Peterson discusses his concern over 10' being more of a regional trail size and proposes a 6' total over the requested 10'. Commissioner Hatch voices further concern about inviting a 10' trail because it invites users of the Santa Fe Trail to directly enter a residential subdivision into a resident's private space. Director Ungerleider adds trail hierarchy to the conversation to clarify some discussion points.
- v. Commissioner Green made a motion:
 - a) Motion: *"A motion to make a recommendation to APPROVE of the Final Planned Unit Development (FPUD) and the Final Plat for Conexus Filing No. 4, a Replat of Lot 2 in Conexus Filing No. 2 of the Conexus Planned Development, as supported by the attached finding of fact with the following conditions, a 6' trail be constructed rather than the proposed 5' trail and paved."*
 - b) Commissioner Hatch seconded the motion; motion passed (7-0).

3b. PUBLIC HEARING: *b. Case No. 25MON-FPUD00003 A Request for the Approval of the Final Planned Unit Development for lot 2 Terrazzo Baja Commercial Subdivision, located at the northwest corner of Terrazzo Drive and La Campana Drive [Public Hearing].*

- v. Public Hearing was open and closed with members of the public present.
- vi. Staff Presentation: Presented by Planner, Rey Medina.
- vii. Public Comments:
- viii. Commissioner Comments:
 - a) Green – Clarification of conditions for reports required for approvals.
 - b) Green – Lot coverage as proposed with this project is locked in, correct? Answer is yes, these coverages are locked in.
 - c) Green – Discussion of outdoor storage.
 - d) Trujillo – What degree of screening is involved with your outdoor storage. Applicant confirms 100% opac fence.
 - e) Trujillo – Discussion around need for warehouse space considering the vacant warehouse located near this site. Applicant discusses the differences between the vacant warehouse and their proposed project.
 - f) Peterson discusses offsite and onsite improvements that need to be made as part of overall construction.
 - g) Parr – Is this construction phased? Applicant responds that it could be phased but there is potential for it all to be built at one time. Discussion of order of building construction further ensues.

- h) Chair Egley – Will La Campana drive cannibalize the Santa fe trails parking lot entrance?
Answer is no; the overall developer is making improvements to the parking lot. Is lighting being considered as an improvement? Director will deliberate with developer.
- i) Overall Commission – Discusses potential conditions for outdoor storage.
- vi. Commissioner Baumer made a motion:
 - c) Motion: *“A motion to make a recommendation to APPROVE the Final Planned Unit Development for lot 2 Terrazzo Baja Commercial Subdivision, located at the northwest corner of Terrazzo Drive and La Campana Drive, as supported by the attached finding of fact with the following conditions, a height restriction of 20’ be placed on outdoor storage.”*
 - d) Commissioner Green seconded the motion; motion passed (7-0).

4. Other Topics:

- a. Director Ungerleider welcomes the opportunity for Planning Commission to receive training on Traffic Studies and Drainage Reports from our Town Engineer.
- b. December PC is expected to be light. Town Staff would like to organize an afterhours to celebrate Commissioner Ours contribution to the community.

5. Adjournment: Chair Egley moved to adjourn the meeting/hearing of the Planning Commission at 8:17 pm.

Next Planning Commission Meeting: December 10th, 2025.

The public is welcome to attend either in person or online for the Planning Commission meetings. Town of Monument meetings/hearings Live Stream or video Meetings Online

- **Monument meetings/hearings live stream or video meeting recordings can be found online** - Please follow this (YouTube) link to view all PC meetings/hearings: <http://bit.ly/2uZxjfa>
- **Streaming meetings:** Instructions can be found on the Town website: <https://www.townofmonument.org/263/Planning-Commission-Board-of-Adjustment>
- **Meeting Minutes:** Minutes taken by staff are action summaries. As per the Planning Commission Bylaws, all public meetings of the Commission shall be recorded by electronic device. Any person desiring to have a meeting recorded by a stenographic reporter, at his or her expense, may do so, provided that it does not otherwise disrupt the proceedings.

IMPORTANT NOTE: Accommodations for the hearing impaired can be made upon request with 24 hours' notice. Please call 719-481-2954.

Reference: All Development project information can be found on the town website at <https://www.townofmonument.org/235/Development-Projects>.

Note that each project application submitted to the Town of Monument is reviewed fully by the Planning Department Staff prior to placement on the agenda of the Planning Commission or Town Council. At the meetings/hearings, applicants and Staff will provide details such as possible conditions, density, development capacity and all current and previous approvals. This will include project referrals, which are completed prior to all projects to verify conformance and approval criteria before being brought forth to the Planning Commission.

**TOWN OF MONUMENT
RESOLUTION NO. 73-2025**

**A RESOLUTION APPROVING A FINAL PLAT FOR CONEXUS FILING NO. 4, A
REPLAT OF CONEXUS FILING NO. 2 – LOT 2, FOR MERITAGE HOMES**

WHEREAS, Ms. Chelsey Green of Meritage Homes has applied for approval of a Final Planned Unit Development (“PUD”) and Final Plat for Conexus Filing No. 4 (the “Property”) supporting the development of the 22.92-acre, 158 detached single-family community between Old Denver Road and Crossfield Road, legally described on Exhibit A; and

WHEREAS, the Monument Planning Commission conducted a public hearing on this application on November 12, 2025 and made a recommendation of APPROVAL by a vote of 7 to 0 subject to the Finding of Facts, attached hereto as Exhibit B; and

WHEREAS, on December 15, 2025, the Monument Town Council received the Planning Commission’s recommendation and conducted a public hearing and hereby determined that the Final Plat is in conformance with the review and approval criteria as outlined in the Land Development Code Sections 18.02.250.C and 18.02.260.C. and is consistent with the Final Planned Unit Development described in Ordinance No. 27-2025.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MONUMENT, COLORADO AS FOLLOWS:

Section 1. The Town Council approves the Final Plat for Conexus Filing No. 4, located between Old Denver Road and Crossfield Road, legally described on Exhibit A attached hereto, and depicted on Exhibit C.

PASSED AND RESOLVED by the Town Council of the Town of Monument, El Paso County, Colorado, this 15th day of December 2025, by a vote of ____ for and ____ against.

TOWN OF MONUMENT

ATTEST:

Mitch LaKind, Mayor

Tina Erickson, Town Clerk

Exhibit A
CONEXUS FILING NO. 4 - Legal Description

LOT 2, CONEXUS FILING NO. 2, RECORDED UNDER RECEPTION NO. 222715014 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AMENDED BY SURVEYOR'S AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 223013384, LOCATED IN THE WEST HALF OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 998,431 SQUARE FEET OR 22.9208 ACRES.

Exhibit B
Findings of Fact

1. The preliminary and final plats conform with the Town's Comprehensive Plan; Parks, Trails, and Open Space Plan; and other plans adopted by the Town from time to time.
2. The preliminary and final plats propose a harmonious development and lot pattern that is compatible with the neighborhood and community.
3. The lot and development pattern ensures there will be adequate light, air, parks, open space, and other places for public use.
4. The preliminary and final plats design provides for adequate access to all lots and tracts proposed in the subdivision.
5. Adequate, safe, and efficient public improvements, utilities, and community facilities and services will be provided with sufficient capacity to serve the subdivision.
6. The preliminary and final plat designs provide adequate protection from fire, flood, geologic hazards, significant soil constraints, and other dangers, and provides for proper design of stormwater drainage, erosion control, and streets.
7. The preliminary and final plats conform to all applicable provisions of these regulations and any other applicable provisions of the Monument Municipal Code, and all applicable County, State, and Federal Regulations.

[illegible]

[illegible]

[illegible]

FINAL PLAT

CONEXUS FILING NO. 4

A REPLAT OF LOT 2, CONEXUS FILING NO. 2
RECEPTION NUMBER 222715014

LOCATED IN THE WEST HALF OF SECTION 23,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

CONEXUS FILING NO. 2
REC. NO. 222715007

1/2 PUBLIC IMPROVEMENT EASEMENT
REC. NO. 222715007

1/2 PUBLIC IMPROVEMENT EASEMENT
REC. NO. 222715007

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REC. NO. 222715007

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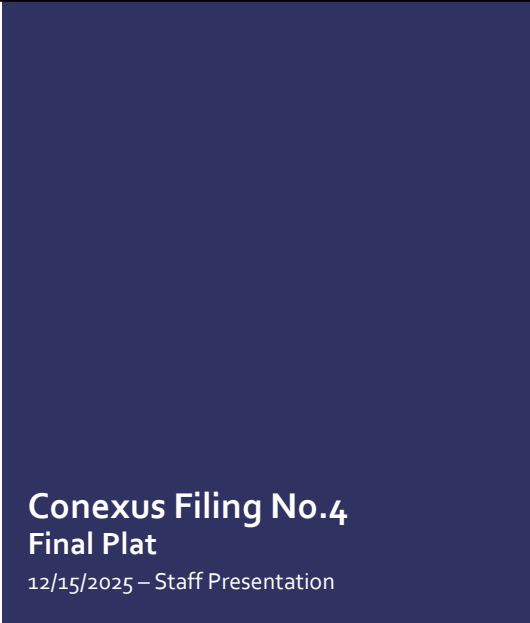
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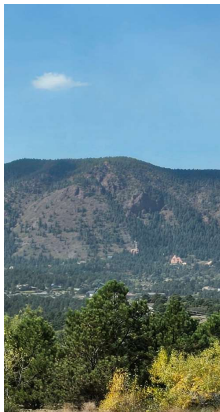


15 12/15/2025 Town Council Public Hearing– Conexus Filing No.4

15



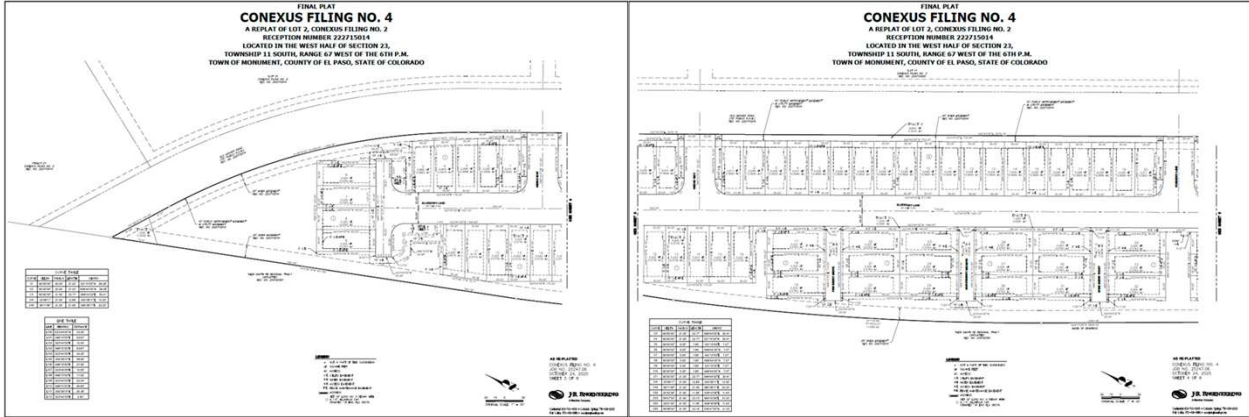
Conexus Filing No.4
Final Plat
12/15/2025 – Staff Presentation



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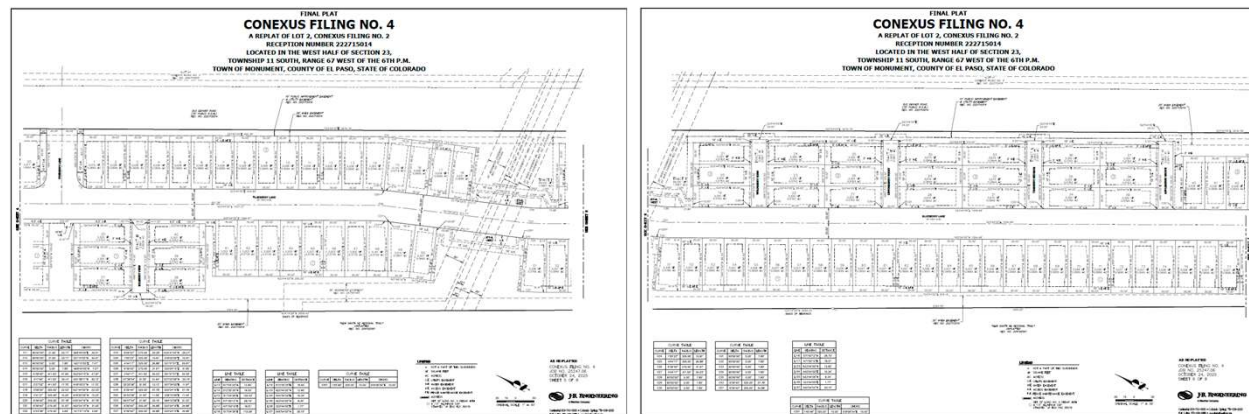
Project Summary

FINAL PLAT

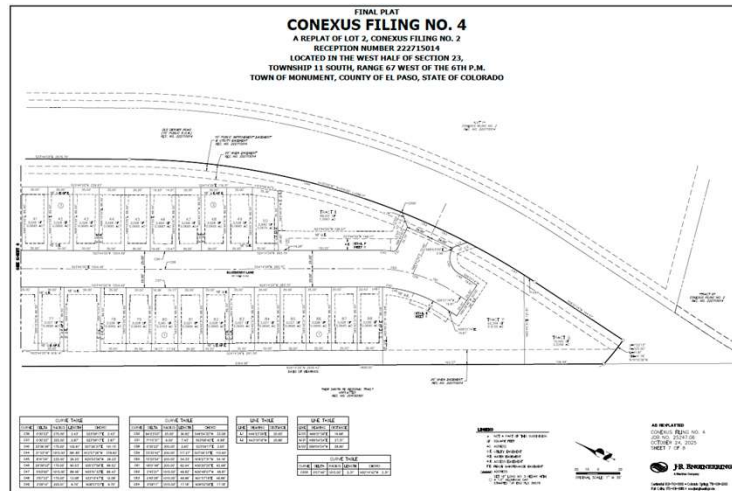


Project Summary

FINAL PLAT



Project Summary

FINAL PLAT

19

12/15/2025

Town Council Public Hearing– Conexus Filing No.4

19

Final Plat

RECOMMENDED ACTION

A motion to **APPROVE** Resolution No. 73-2025, a Resolution Approving a Final Plat for Conexus Filing No.4, a Replat of Conexus Filing No. 2 – Lot 2, for Meritage Homes, supported by the following exhibits:

- Legal Description.
- Planning Commission Findings of Fact, dated 11/12/2025.
- Final Plat for Conexus Filing No. 4, prepared by JR Engineering, last revised 10/24/2025.



20

12/15/2025

Town Council Public Hearing– Conexus Filing No.4

20



CONEXUS FILING 2, LOT 2

Planning Commission Meeting: February 12, 2025



Land Planning
Landscape
Architecture
Urban Design

NES

About Meritage Homes

Chelsey Green, Meritage Homes

Meritage Homes About Us

Meritage awards & accolades.

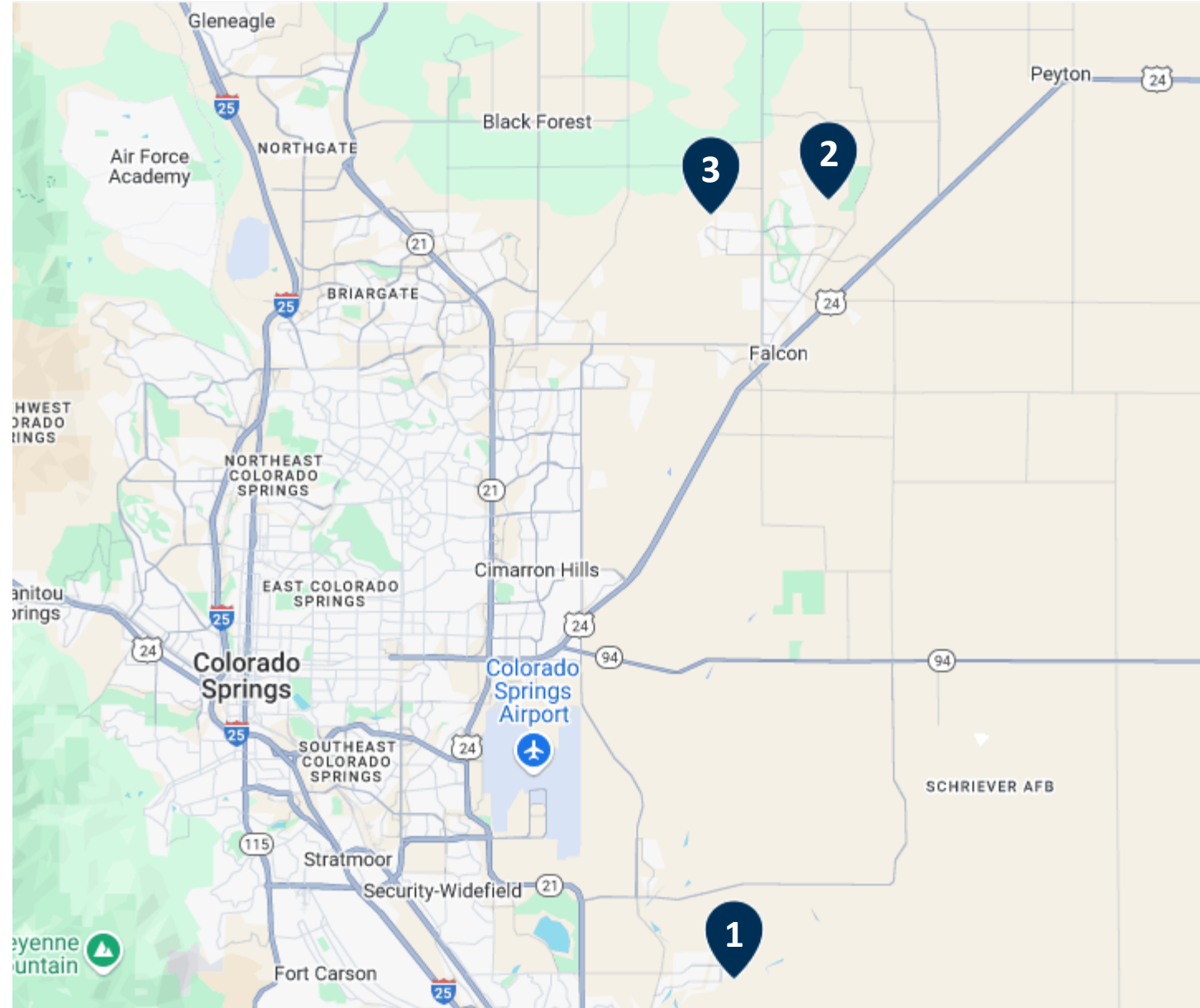
We're honored to be recognized for our building process, customer service and more.



- Founded in 1985
- Headquarters in Scottsdale, AZ
- In CO Market Since 2005
- A top five U.S. public homebuilder
 - 2023, Ranked 5th with total closings of 13,976

Meritage Homes – Colorado Division

- Southern Colorado Springs to Severance/Windsor
 1. Lorson Ranch (South Co Springs)
 2. Meridian Ranch (Falcon/Peyton)
 3. Paint Brush Hills (Falcon)
- 21 Active Communities in 2025
 - 2 Story Townhomes
 - 3 Story Townhomes
 - Duplex
 - 25' – 50' Single Family Detached



Meritage @ CoNexus

- Market Strategy – Entry Level Detached to Move Down Buyers
- 25' Detached Product – 32' Max Height, Production Spec Builder
- Product Footprint: 1,500 – 1,900 Sq. Ft.
- Pricing High 400's to Low 500's
- Water Usage – 0.2 Acre Feet per Lot
 - Drought Tolerant Landscape, Maximum 200 sq. ft. sod
 - Water Efficient Faucets, Toilets, Showers
- Exterior and Street Lighting – Dark Sky Compliant

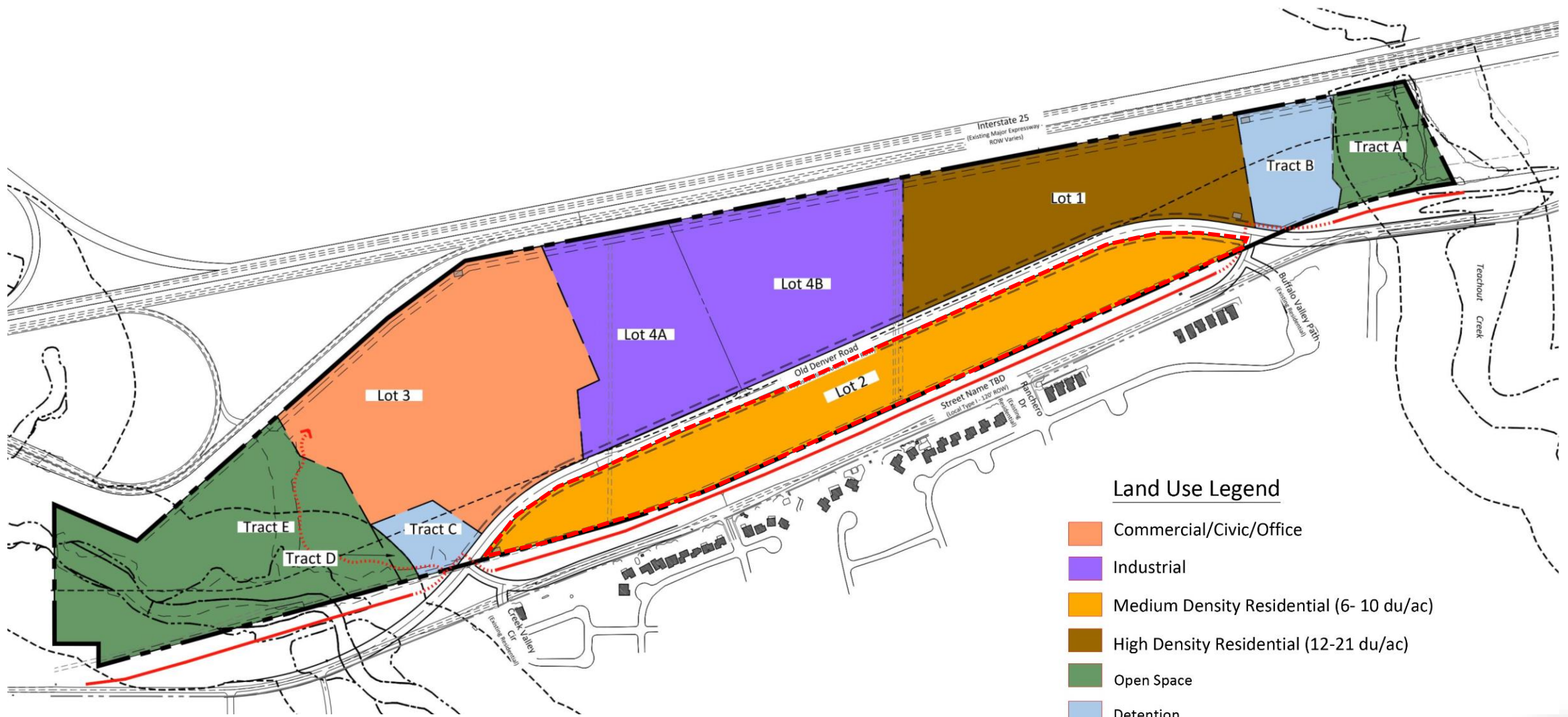
Community Outreach

- December 18 - Meeting held with representatives of Save Monument
- December 19 – Neighborhood Meeting held at Chamber of Commerce
- 15 people attended
- Questions centered on how the realignment of Old Denver Road will function, specifically the new intersections and the diversion of traffic away from the neighborhood

Sketch Plan Context

Andrea Barlow, N.E.S. Inc.

Approved Conexus Phase 2 & 3 Preliminary PUD Plan



Approved Conexus Phase 2 & 3 Preliminary PUD Plan

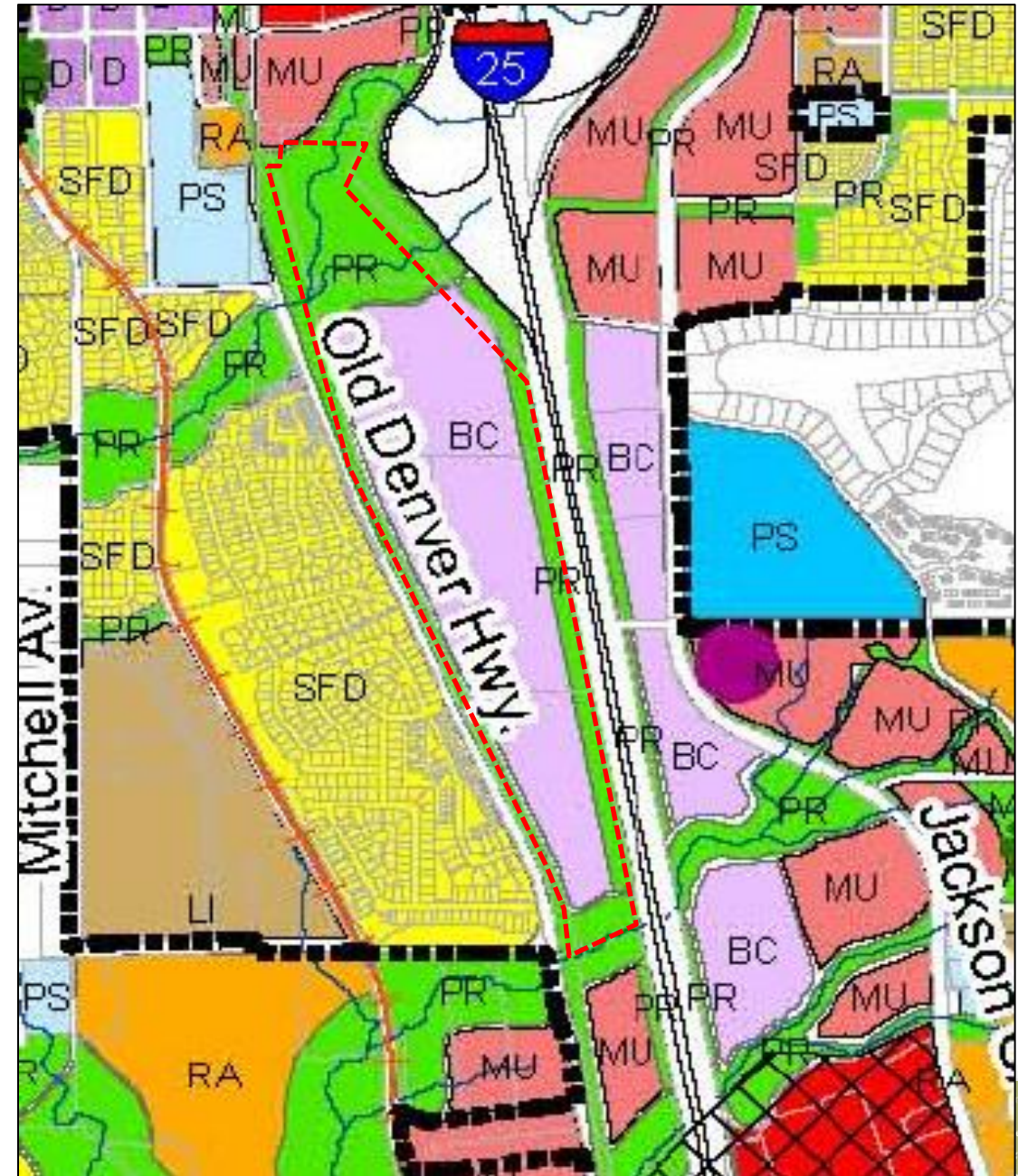
Land Use Chart:

	ACREAGE	PRIMARY LAND USE TYPE/CATEGORY ¹	RESIDENTIAL UNITS	NON-RESIDENTIAL SQ.FT.	MAXIMUM HEIGHT ⁴
Lot 1	19.1	High Density Residential (12-20.89 du/ac)	399		75'
Lot 2	23.1	Medium Density Residential (6-10 du/ac)	232		50'
Lot 3	28.8	Commercial/Civic/Office ²		435,000	
		Hotel			75'
		Office			75'
		Retail			50'
Lot 4	30.9	Industrial ³		395,000	60'
Tract A	5.4	Open Space/Trails			
Tract B	5.5	Drainage/Detention			
Tract C	2.4	Drainage/Detention			
Tract D	0.4	Open Space/Park/Trails			
Tract E	23.8	Open Space/Park/Trails			
Right-of-Way	6.6	Right-of-Way			
TOTAL	146.0		631	830,000	

1. Subject to the Permitted Uses within each land use category per the Development Guidelines of the Conexus Phases 2 & 3 Preliminary PUD Plan.
2. High Density Residential (12-20.89 du/ac) is an allowed use in the Commercial/Civic/Office zone at a per acre land transfer ratio of 10,000 sq.ft. of non-residential to 20 residential units.
3. Within Lot 4 the maximum size of any individual building shall be 175,000 square feet.
4. Subject to the Building Height definition in the Development Guidelines of the Conexus Phases 2 & 3 Preliminary PUD Plan.

Monument Comprehensive Plan

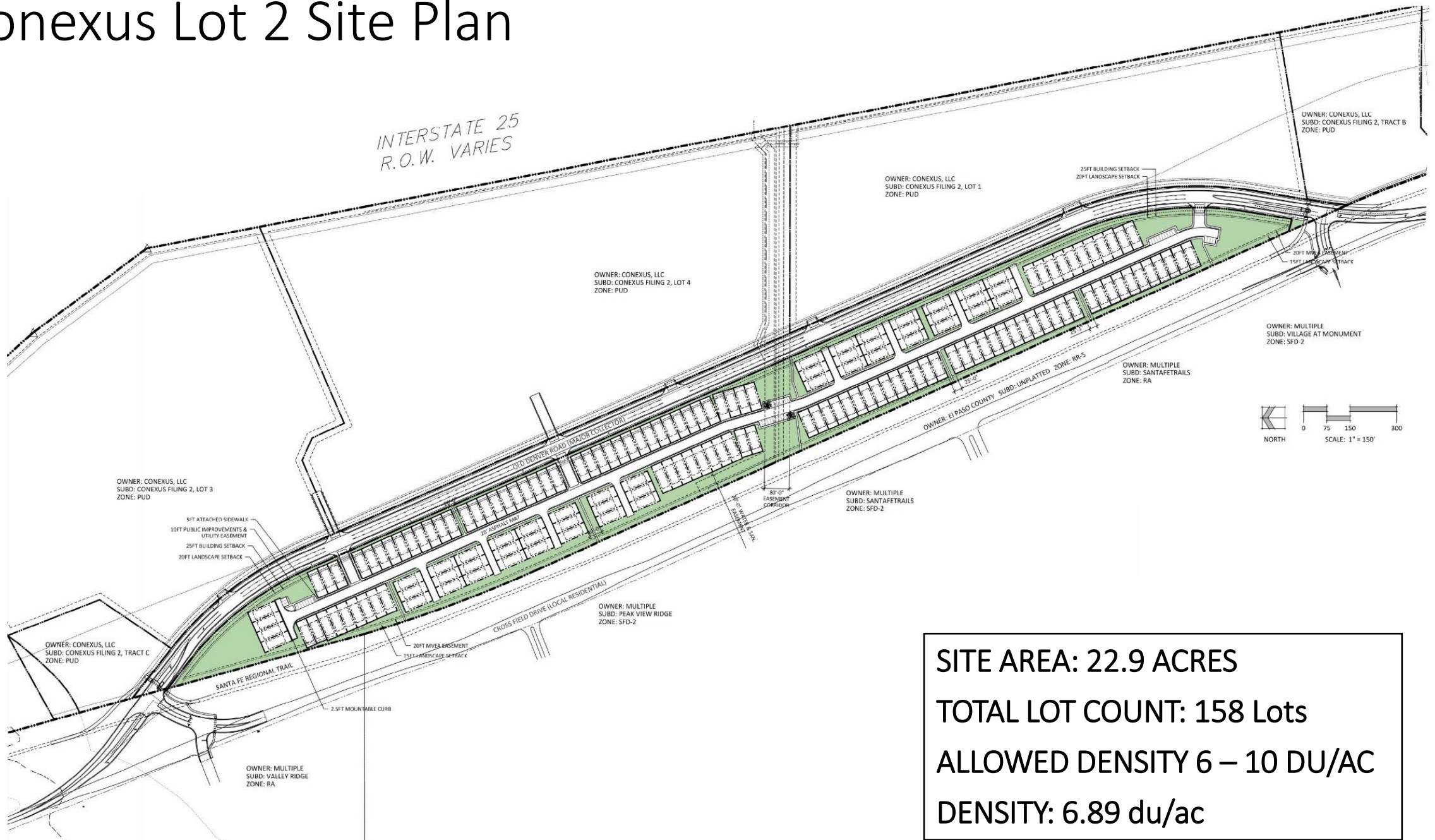
- The Conexus Phases 2 & 3 Preliminary PUD Plan was found to be consistent with the Comprehensive Plan via a unanimous vote by the Board of Trustees.
- This decision was based upon the following considerations:
 - The mix of industrial, commercial, office, and civic uses is consistent with the intent of the Business Campus land use category to create a mixed-use environment that provides tax base and jobs.
 - The open space tracts are consistent with the goal of the Parks, Recreation and Trails land use category to create a connected system of active and passive open space.
 - The addition of medium/high density residential is consistent with the goal of providing more affordable housing alternatives for the growing area workforce.
 - The mixed-use development is consistent with policies that encourage a wider array of land use type and a move from single-use developments to a mix of complementary land uses.



Sketch Plan Description

Andrea Barlow, N.E.S. Inc.

Conexus Lot 2 Site Plan



SITE AREA: 22.9 ACRES

TOTAL LOT COUNT: 158 Lots

ALLOWED DENSITY 6 – 10 DU/AC

DENSITY: 6.89 du/ac

Land Planning
Landscape
Architecture
Urban Design

NES

Conexus Lot 2 Example Elevations

see
WHAT
COULD
BE
...

Elevation A

Elevation B

Elevation C



Plan 1

Plan 2

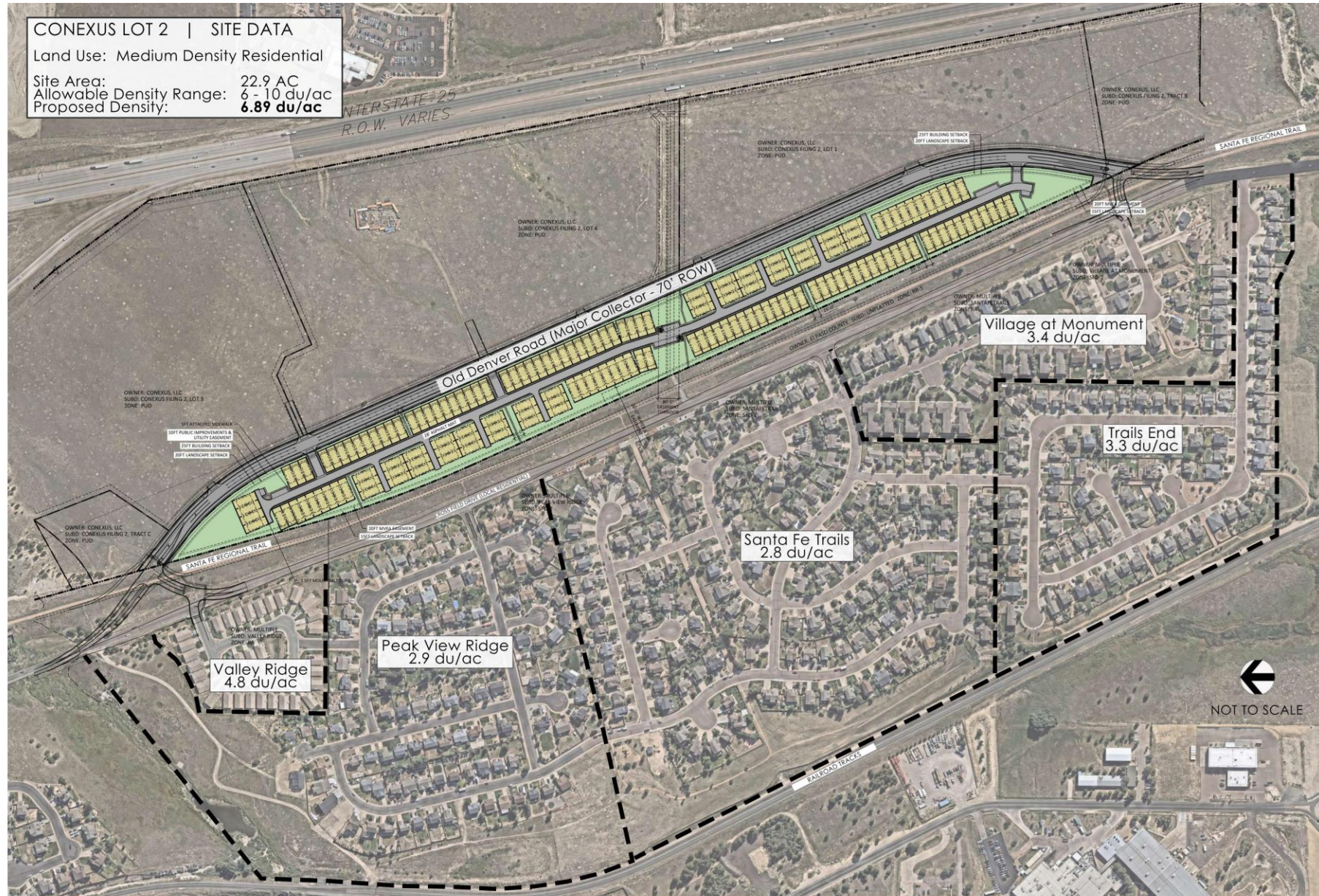
Plan 3



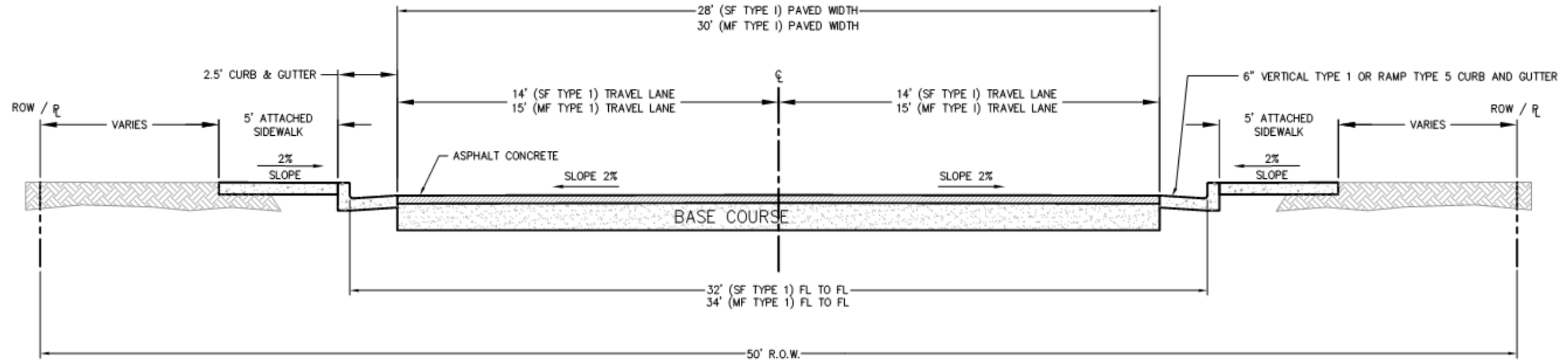
CONCEPTUAL ELEVATION SCALE: NTS
2024.12.06

MERITAGE HOMES
MOUNTAIN WEST 25'S

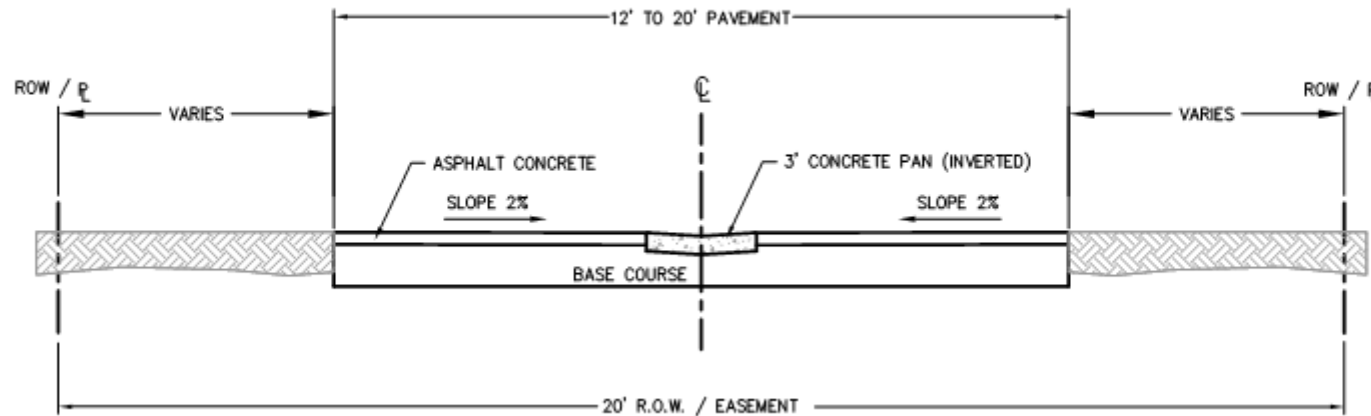
Density Comparison



Street Sections



Local Type I Residential Street with Attached Sidewalk
(parking allowed on both sides of street)



Residential Alley (no parking allowed)

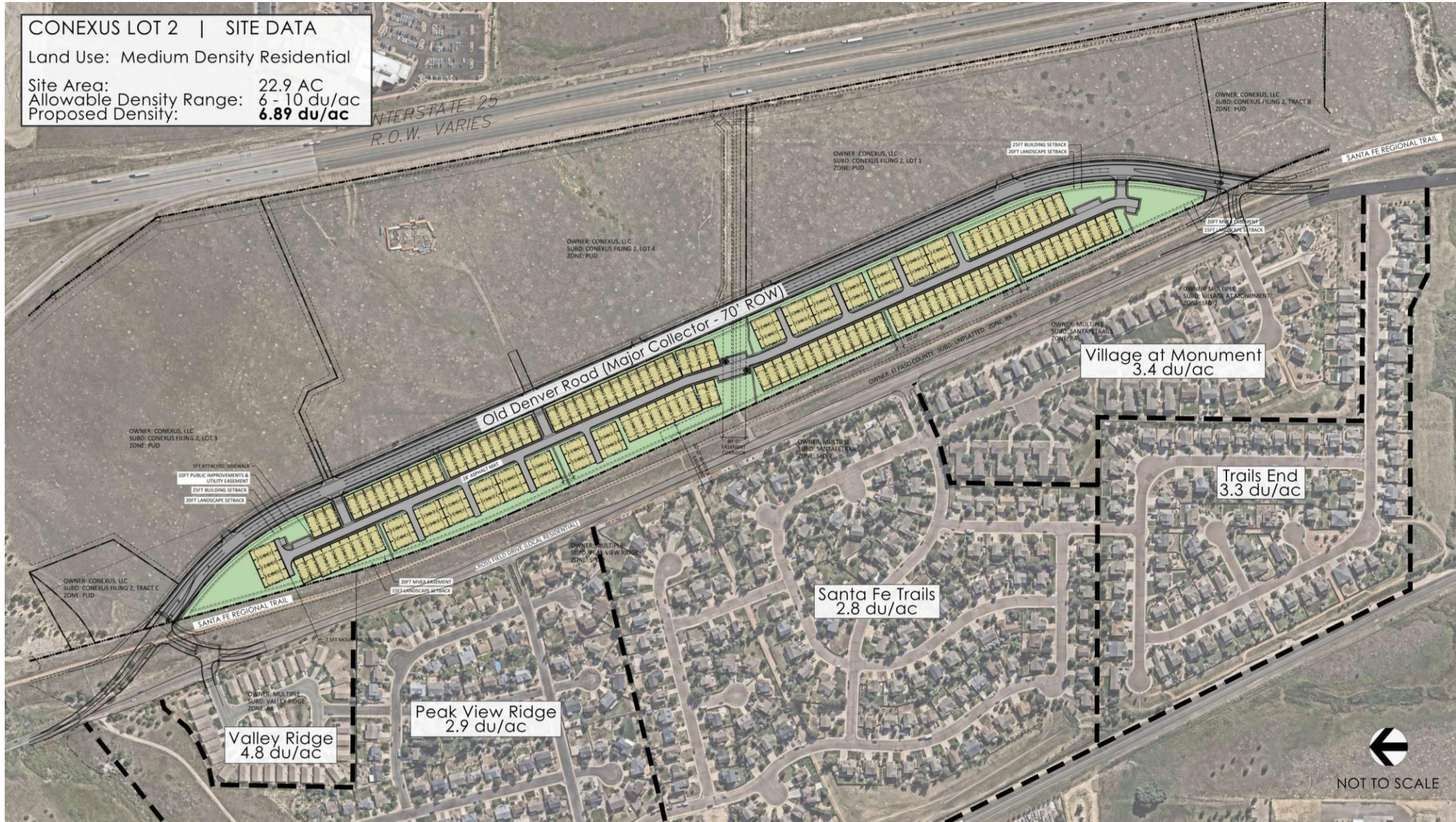
Sketch Plan Review Criteria

Review Criteria	Conexus Lot 2 Compliance
The sketch plan conforms to the Town's Comprehensive Plan	The Conexus PD zoning and Sketch PD Plan, the Conexus Phases 2 & 3 Preliminary PUD Plan, and the Conexus Filing No 2 Final Plat were all approved in the context of the Town’s 2017 Comprehensive Plan and were found to be consistent with that Plan. The proposed Lot 2 Sketch Plan is consistent with these approved documents.
The sketch plan proposes a harmonious development and lot pattern that is compatible with the neighborhood and community.	The medium density residential proposed on the Conexus Phases 2 & 3 Preliminary PUD Plan was intended to act as a transition and buffer between the existing single-family neighborhood to the west and the realigned Old Denver Road and the more intense industrial, commercial and multifamily uses proposed to the east. The currently proposed single-family detached residential on Lot 2 is at the lower end of the allowed density range and offers the least intense use option for Lot 2.
The lot and development pattern ensures there will be adequate light, air, parks, open space, and other spaces for public use.	The proposed development pattern includes lots with standard 5’ side setbacks and a 15’ rear setback to allow adequate private open space. The Sketch Plan identifies areas of landscaped open spaces for use by residents. Trail connections between Old Denver Road and Santa Fe Regional Trail are also proposed.
The sketch plan design provides for adequate access to all lots and tracts proposed in the subdivision.	There will be three points of access to the property directly from the realigned Old Denver Road. An internal residential street will provide individual lot access, either directly or off short residential alleys.
Adequate, safe, and efficient public improvements, utilities, community facilities, and public places are available or will be provided with sufficient capacity to serve the subdivision.	The realignment of Old Denver Road provides access to Lot 2. The stormwater detention pond in Tract B of Conexus Filing No. 2 has been designed to accommodate flows from Lot 2. All utilities are available at the property. Community open space is provided in Tracts D and E, Conexus Filing No. 2 and this area has been dedicated to the Town for park use.

Next Steps

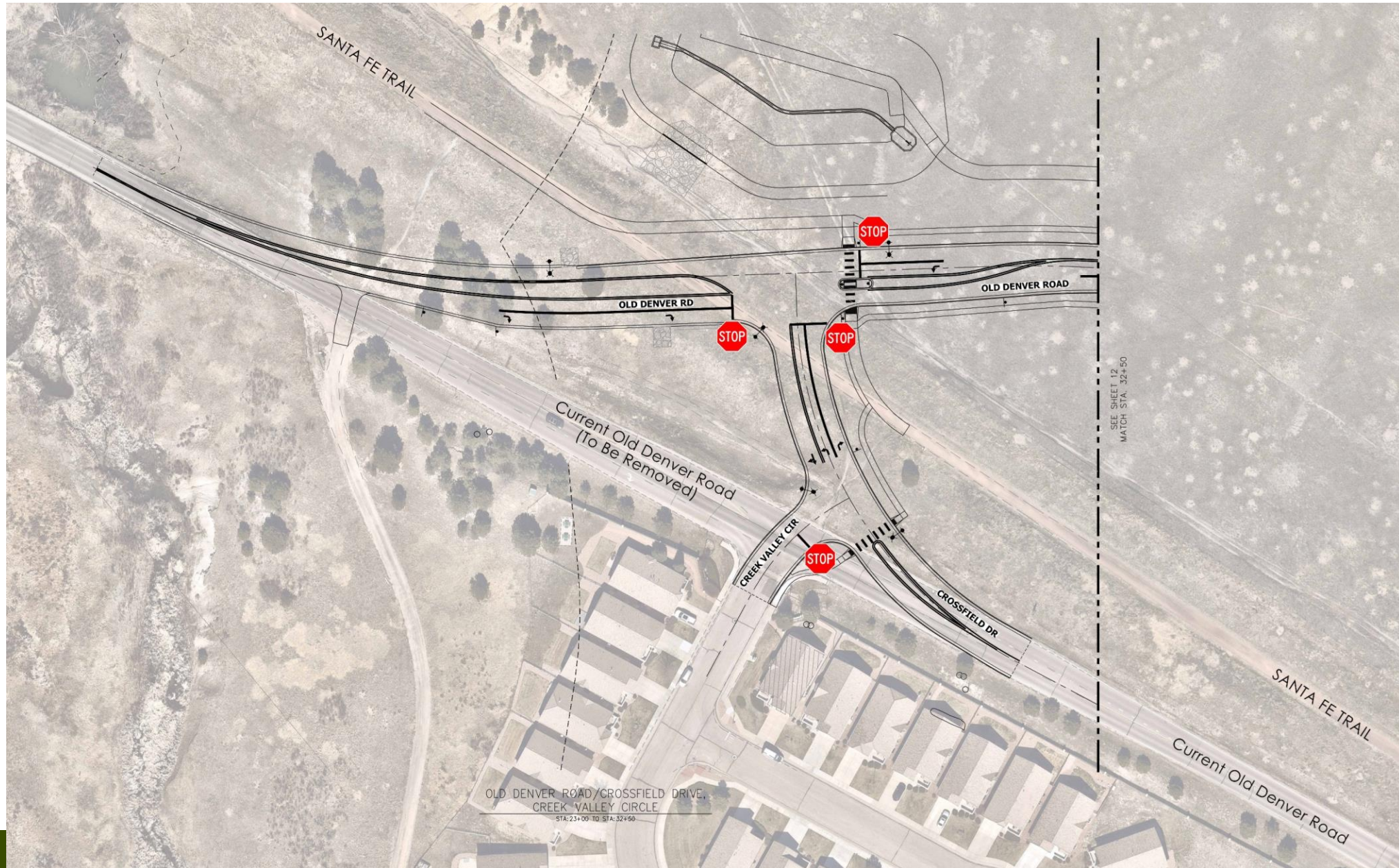
- Q1 2025 - Submit Final PUD Plan and Final Plat
- Q1 2025 – Regional Wet Utilities Begin
- Q4 2025 – Governmental Approvals & Onsite Wet Utilities Begin
- Q3 2026 – Horizontal Improvements Completed
- Q1 2027 – 1st Home Closing
- Q4 2029 – Last Home Construction Start

Questions?

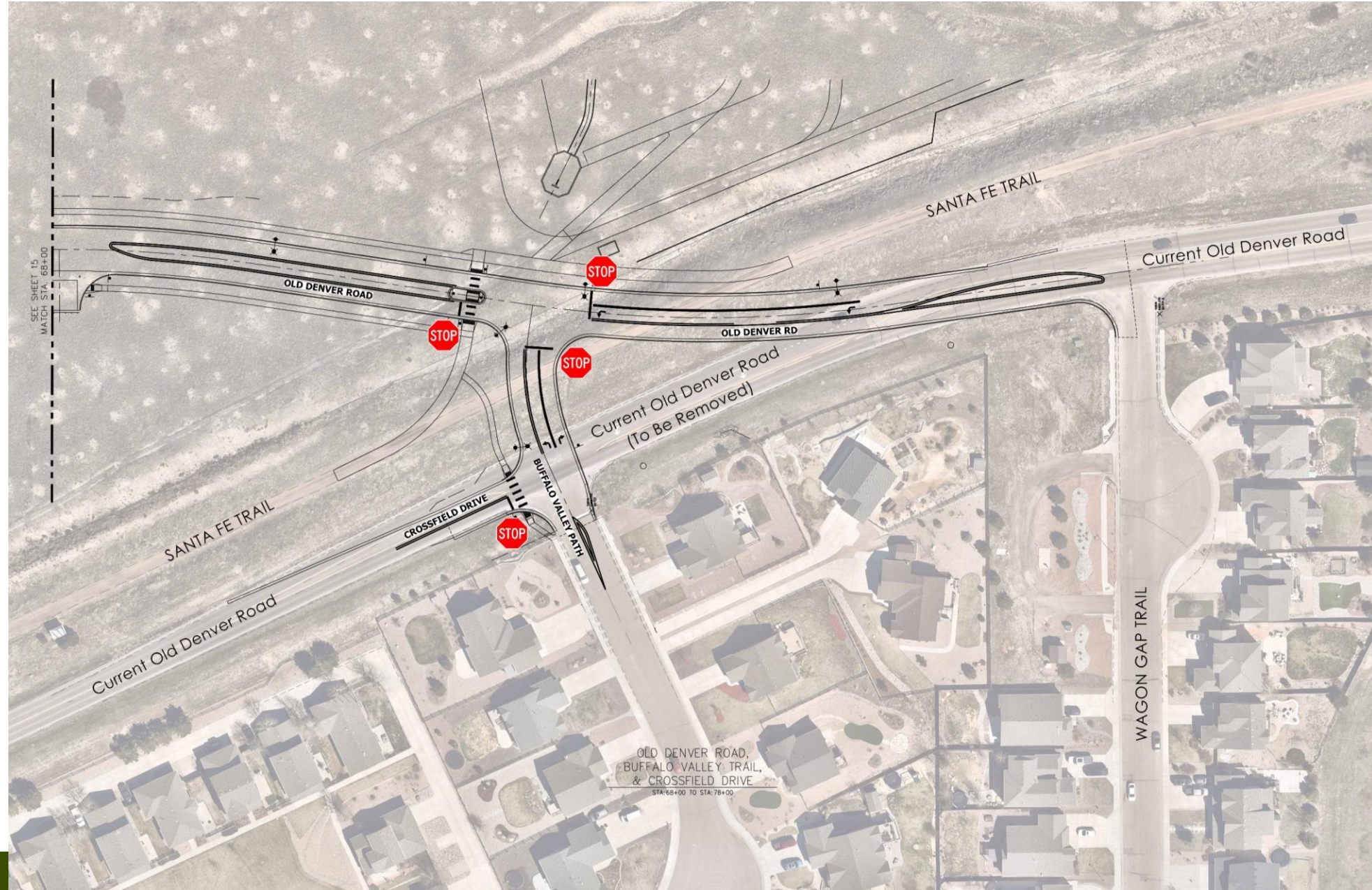


EXTRA SLIDES

Old Denver Road Realignment – North Intersection



Old Denver Road Realignment – South Intersection



Technical drawing of a road intersection showing Old Denver Road, Buffalo Valley Path, and Crossfield Drive. The drawing includes stationing, lane markings, and various traffic signs.

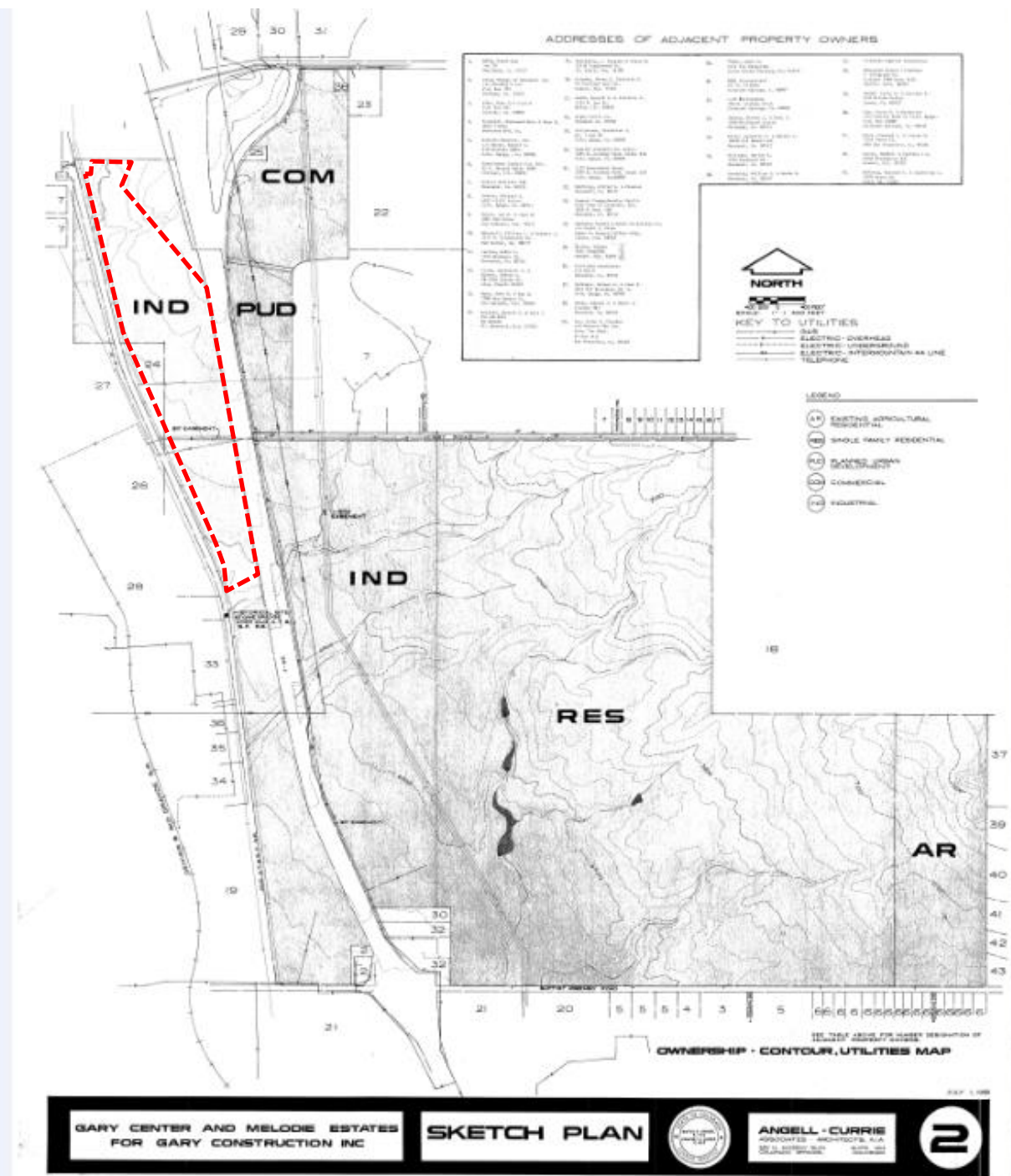
Old Denver Road:

- Stationing: 69+00, 70+00, 71+00, 72+00, 73+00, 74+00, 75+00, 76+00, 77+00, 78+00.
- Left Turn Arrow: STA: 72+69.36 (1.27'LT)
- Right Turn Arrow: STA: 74+79.50 (1.73'LT)
- Left Turn Arrow: STA: 75+38.32 (1.92'RT)
- Right Turn Arrow: STA: 76+89.57 (4.40'RT)
- Left Turn Arrow: STA: 77+18.53 (5.25'RT)
- Right Turn Arrow: STA: 78+18.53 (5.25'RT)
- Left Turn Arrow: STA: 79+18.53 (5.25'RT)
- Right Turn Arrow: STA: 80+18.53 (5.25'RT)

Buffalo Valley Path:

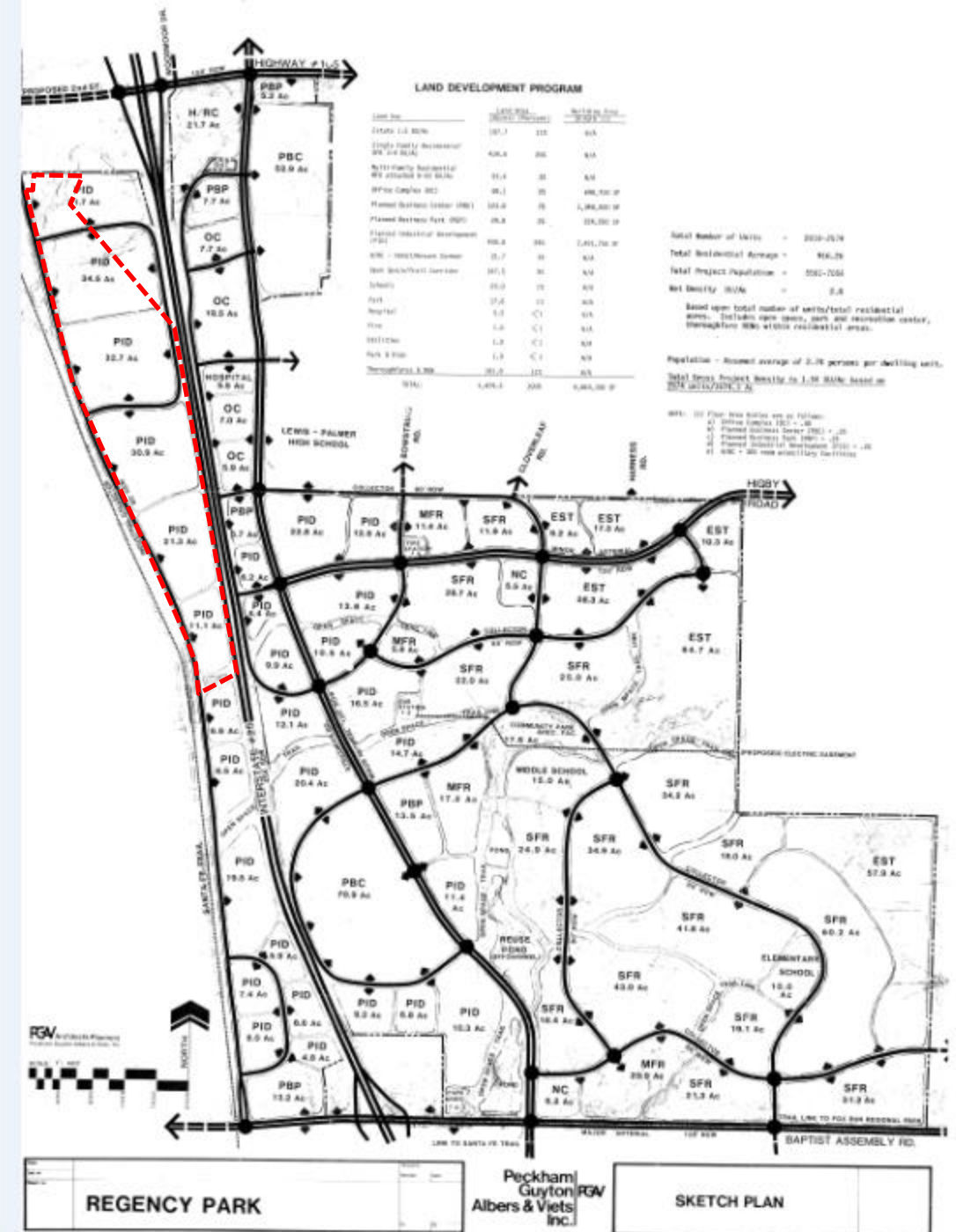
- Stationing: 2+00, 2+10, 2+20, 2+30, 2+40, 2+50, 2+60, 2+70, 2+80, 2+90, 3+00, 3+10, 3+20, 3+30, 3+40, 3+50, 3+60, 3+70, 3+80, 3+90, 4+00, 4+10, 4+20, 4+30, 4+40, 4+50, 4+60, 4+70, 4+80, 4+90, 5+00, 5+10, 5+20, 5+30, 5+40, 5+50, 5+60, 5+70, 5+80, 5+90, 6+00, 6+10, 6+20, 6+30, 6+40, 6+50, 6+60, 6+70, 6+80, 6+90, 7+00, 7+10, 7+20, 7+30, 7+40, 7+50, 7+60, 7+70, 7+80, 7+90, 8+00, 8+10, 8+20, 8+30, 8+40, 8+50, 8+60, 8+70, 8+80, 8+90, 9+00, 9+10, 9+20, 9+30, 9+40, 9+50, 9+60, 9+70, 9+80, 9+90, 10+00, 10+10, 10+20, 10+30, 10+40, 10+50, 10+60, 10+70, 10+80, 10+90, 11+00, 11+10, 11+20, 11+30, 11+40, 11+50, 11+60, 11+70, 11+80, 11+90, 12+00, 12+10, 12+20, 12+30, 12+40, 12+50, 12+60, 12+70, 12+80, 12+90, 13+00, 13+10, 13+20, 13+30, 13+40, 13+50, 13+60, 13+70, 13+80, 13+90, 14+00, 14+10, 14+20, 14+30, 14+40, 14+50, 14+60, 14+70, 14+80, 14+90, 15+00, 15+10, 15+20, 15+30, 15+40, 15+50, 15+60, 15+70, 15+80, 15+90, 16+00, 16+10, 16+20, 16+30, 16+40, 16+50, 16+60, 16+70, 16+80, 16+90, 17+00, 17+10, 17+20, 17+30, 17+40, 17+50, 17+60, 17+70, 17+80, 17+90, 18+00, 18+10, 18+20, 18+30, 18+40, 18+50, 18+60, 18+70, 18+80, 18+90, 19+00, 19+10, 19+20, 19+30, 19+40, 19+50, 19+60, 19+70, 19+80, 19+90, 20+00, 20+10, 20+20, 20+30, 20+40, 20+50, 20+60, 20+70, 20+80, 20+90, 21+00, 21+10, 21+20, 21+30, 21+40, 21+50, 21+60, 21+70, 21+80, 21+90, 22+00, 22+10, 22+20, 22+30, 22+40, 22+50, 22+60, 22+70, 22+80, 22+90, 23+00, 23+10, 23+20, 23+30, 23+40, 23+50, 23+60, 23+70, 23+80, 23+90, 24+00, 24+10, 24+20, 24+30, 24+40, 24+50, 24+60, 24+70, 24+80, 24+90, 25+00, 25+10, 25+20, 25+30, 25+40, 25+50, 25+60, 25+70, 25+80, 25+90, 26+00, 26+10, 26+20, 26+30, 26+40, 26+50, 26+60, 26+70, 26+80, 26+90, 27+00, 27+10, 27+20, 27+30, 27+40, 27+50, 27+60, 27+70, 27+80, 27+90, 28+00, 28+10, 28+20, 28+30, 28+40, 28+50, 28+60, 28+70, 28+80, 28+90, 29+00, 29+10, 29+20, 29+30, 29+40, 29+50, 29+60, 29+70, 29+80, 29+90, 30+00, 30+10, 30+20, 30+30, 30+40, 30+50, 30+60, 30+70, 30+80, 30+90, 31+00, 31+10, 31+20, 31+30, 31+40, 31+50, 31+60, 31+70, 31+80, 31+90, 32+00, 32+10, 32+20, 32+30, 32+40, 32+50, 32+60, 32+70, 32+80, 32+90, 33+00, 33+10, 33+20, 33+30, 33+40, 33+50, 33+60, 33+70, 33+80, 33+90, 34+00, 34+10, 34+20, 34+30, 34+40, 34+50, 34+60, 34+70, 34+80, 34+90, 35+00, 35+10, 35+20, 35+30, 35+40, 35+50, 35+60, 35+70, 35+80, 35+90, 36+00, 36+10, 36+20, 36+30, 36+40, 36+50, 36+60, 36+70, 36+80, 36+90, 37+00, 37+10, 37+20, 37+30, 37+40, 37+50, 37+60, 37+70, 37+80, 37+90, 38+00, 38+10, 38+20, 38+30, 38+40, 38+50, 38+60, 38+70, 38+80, 38+90, 39+00, 39+10, 39+20, 39+30, 39+40, 39+50, 39+60, 39+70, 39+80, 39+90, 40+00, 40+10, 40+20, 40+30, 40+40, 40+50, 40+60, 40+70, 40+80, 40+90, 41+00, 41+10, 41+20, 41+30, 41+40, 41+50, 41+60, 41+70, 41+80, 41+90, 42+00, 42+10, 42+20, 42+30, 42+40, 42+50, 42+60, 42+70, 42+80, 42+90, 43+00, 43+10, 43+20, 43+30, 43+40, 43+50, 43+60, 43+70, 43+80, 43+90, 44+00, 44+10, 44+20, 44+30, 44+40, 44+50, 44+60, 44+70, 44+80, 44+90, 45+00, 45+10, 45+20, 45+30, 45+40, 45+50, 45+60, 45+70, 45+80, 45+90, 46+00, 46+10, 46+20, 46+30, 46+40, 46+50, 46+60, 46+70, 46+80, 46+90, 47+00, 47+10, 47+20, 47+30, 47+40, 47+50, 47+60, 47+70, 47+80, 47+90, 48+00, 48+10, 48+20, 48+30, 48+40, 48+50, 48+60, 48+70, 48+80, 48+90, 49+00, 49+10, 49+20, 49+30, 49+40, 49+50, 49+60, 49+70, 49+80, 49+90, 50+00, 50+10, 50+20, 50+30, 50+40, 50+50, 50+60, 50+70, 50+80, 50+90, 51+00, 51+10, 51+20, 51+30, 51+40, 51+50, 51+60, 51+70, 51+80, 51+90, 52+00, 52+10, 52+20, 52+30, 52+40, 52+50, 52+60, 52+70, 52+80, 52+90, 53+00, 53+10, 53+20, 53+30, 53+40, 53+50, 53+60, 53+70, 53+80, 53+90, 54+00, 54+10, 54+20, 54+30, 54+40, 54+50, 54+60, 54+70, 54+80, 54+90, 55+00, 55+10, 55+20, 55+30, 55+40, 55+50, 5

- The area east of Old Denver Road and west of I-25 was originally zoned for Industrial use when the Gary Center and Melodie Estates Sketch Plan was approved by El Paso County in 1981.



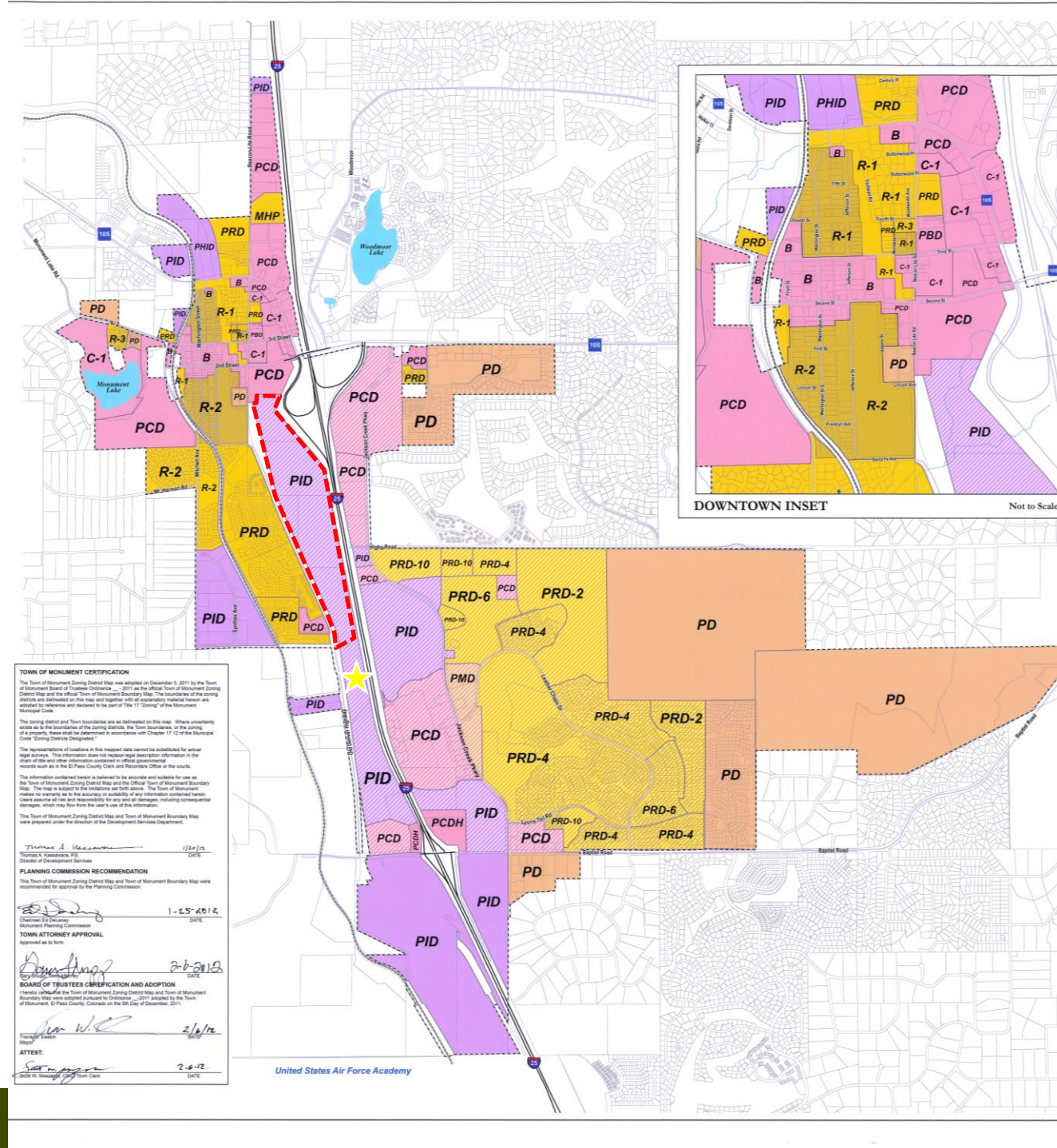
Zoning History

- The area east of Old Denver Road and west of I-25 was originally zoned for Industrial use when the Gary Center and Melodie Estates Sketch Plan was approved by El Paso County in 1981.
- The property was annexed into the Town in 1987 as Regency Park.
- The annexation was accompanied by the Regency Park Sketch Plan which refined the original Sketch Plan designations.
- Town of Monument Ordinance 13-87 confirmed the PID Zoning and identified the permitted and conditional uses.



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- Town of Monument Ordinance 13-87 confirmed the PID Zoning and identified the permitted and conditional uses.
- The area continued to be zoned Regency Park PID on the Town of Monument Zoning Map until 2020.
- The area to the west of Old Denver Road (Trails End) was zoned for residential in the late 1990s/early 2000s

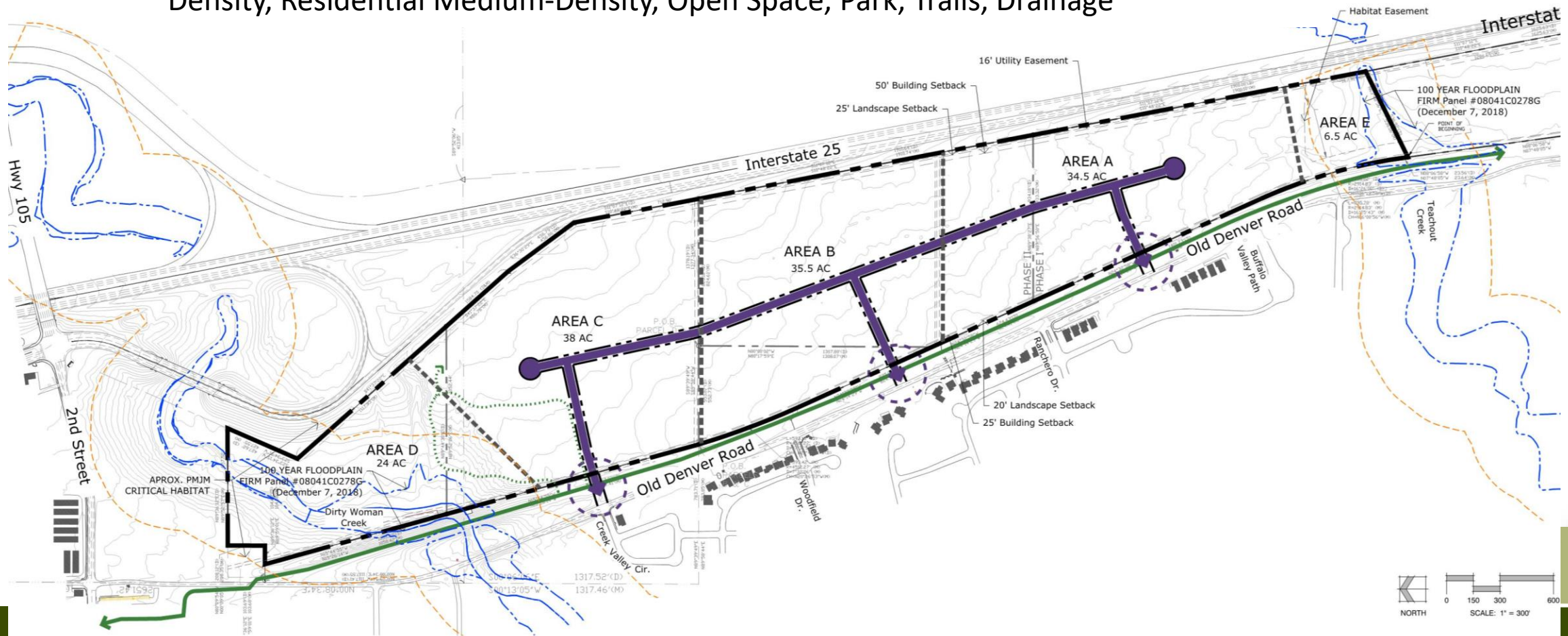


Zoning History

- Regency Park PID (Planned Industrial Development)
 - Maximum Building Height – 90 feet
 - Permitted Uses - General and Heavy Industrial, including:
 - Bottling and food processing
 - Feed stores and lumber yards
 - Industrial supply facilities
 - Manufacturing, processing, fabrication and assembly
 - Mini storage garages
 - Motor freight terminal and contractor yard for vehicles, equipment, materials and/or supplies
 - Outdoor storage
 - Repair, rental and servicing
 - Research facilities and laboratories
 - Schools, technical schools and academies
 - Sale at whole or storage
 - Service-related business
 - Veterinary hospitals and boarding kennels
 - Warehousing and office/warehouse units including "mini storage" units

Conexus Phase 2 & 3 PD Zoning and Sketch PD Plan

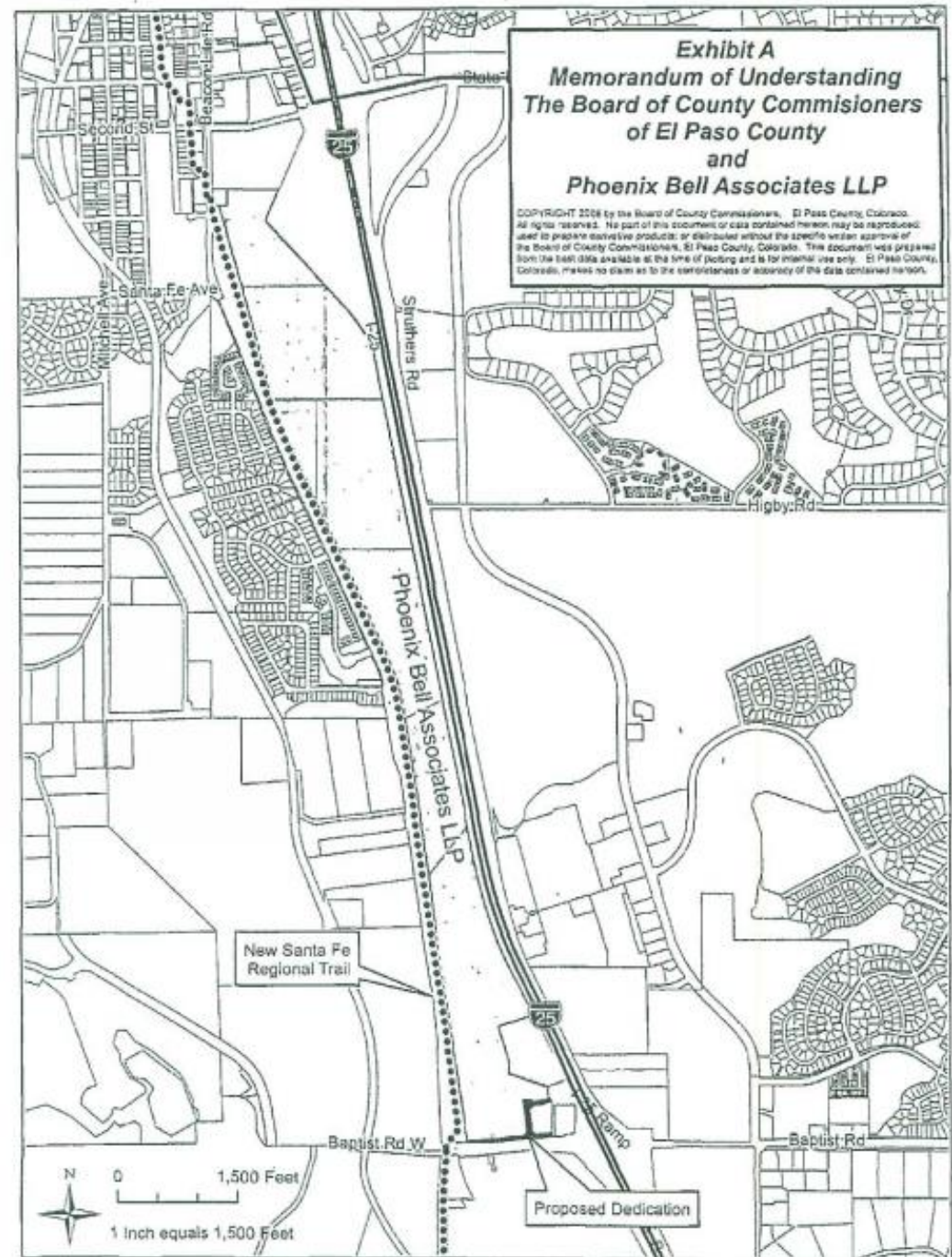
- Approved September 8, 2020
- Site Acreage: 146 acres
- Maximum Building Height: 90 feet
- Permitted Uses: Commercial, Civic, Office, Light Industrial, Multi-Use, Residential High-Density, Residential Medium-Density, Open Space, Park, Trails, Drainage





Santa Fe Trail Crossings

- MOU dated January 14th 2008 between El Paso County and Phoenix Bell Associates LLP.
- Phoenix Bell deeded land to the County for Baptist Road/ I-25 Interchange improvements and additional land for the trailhead on Baptist Road.
- In exchange the County agreed to grant up to six access points to the entire parcel via crossings over the Santa Fe Trail.
- Cost of constructing and maintaining the crossings, including any signage and signalization, shall be paid by the developer and completed in accordance with County standards and specifications.



Land Planning
Landscape
Architecture
Urban Design

NES



LINETYPE LEGEND

- Site Boundary
- Internal Lot Lines
- R.O.W.
- Flood Zone AE
- Approx. Limit of Critical PMJM Habitat
- Easements
- Site Setbacks
- 500 FT Residential Zone Buffer to Industrial Structures
- Existing Sante Fe Trail
- Proposed Sante Fe Trail

Land Use Legend

- Commercial/Civic/Office
- Industrial
- Medium Density Residential (6- 10 du/ac)
- High Density Residential (12-20.89 du/ac)
- Open Space
- Detention

Land Use Chart:

	ACREAGE	PRIMARY LAND USE TYPE/CATEGORY ¹	RESIDENTIAL UNITS	NON-RESIDENTIAL SQ.FT.	MAXIMUM HEIGHT ⁴
Lot 1	19.1	High Density Residential (12-20.89 du/ac)	399		75'
Lot 2	22.9	Medium Density Residential (6-10 du/ac)	232		50'
Lot 3	28.8	Commercial/Civic/Office ²		435,000	
		Hotel			75'
		Office			50'
		Retail			60'
Lot 4	30.8	Industrial ³		395,000	
Tract A	5.4	Open Space/Trails			
Tract B	5.5	Drainage/Detention			
Tract C	2.4	Drainage/Detention			
Tract D	0.4	Open Space/Park/Trails			
Tract E	23.8	Open Space/Park/Trails			
Right-of-Way	6.9	Right-of-Way			
TOTAL	146.0		631	830,000	

1. Subject to the Permitted Uses within each land use category per the Development Guidelines of the Conexus Phases 2 & 3 Preliminary PUD Plan.
2. High Density Residential (12-20.89 du/ac) is an allowed use in the Commercial/Civic/Office zone at a per acre land transfer ratio of 10,000 sq.ft. of non-residential to 20 residential units.
3. Within Lot 4 the maximum size of any individual building shall be 175,000 square feet.
4. Subject to the Building Height definition in the Development Guidelines of the Conexus Phases 2 & 3 Preliminary PUD Plan.

Conexus Phase 2 & 3: Summary of changes in Project Parameters in response to Focus Group Comments

CONEXUS PHASES 2 & 3 : SUMMARY OF PROJECT PARAMETERS FOLLOWING DISCUSSION WITH FOCUS GROUP									
	TOTAL RESIDENTIAL UNITS	TOTAL NON-RESIDENTIAL FLOORSPACE	MAXIMUM INDUSTRIAL FLOORSPACE	MAXIMUM COMM/OFF/CIVIC FLOORSPACE	MAXIMUM INDUSTRIAL BUILDING SIZE	MAXIMUM HEIGHT			
						INDUSTRIAL	COMM/ OFF/CIV	DENSITY RESIDENTIAL	DENSITY RESIDENTIAL
Approved Sketch Plan 9.8.20	465	1,000,000 sf	No limit; allowed in all areas		None	90'	90'	90'	90'
Preliminary Plan Submitted 11.19.21	788 ¹	1,000,000 sf	500,000 sf	500,000 sf ¹	None	90'	90'/60'	90'	60'
Revised Preliminary Plan presented to Focus Group 1.10.22	631	796,000 sf	470,000 sf	326,000 sf	190,000 sf	60'	75'/50'	75'	50'
Resubmitted Preliminary Plan 1.14.22	631	830,000 sf	395,000 sf	435,000 sf ²	175,000 sf	60'	75'/50'	75'	50'
Notes:									
1. Either/or 44 medium density residential units or 65,000 sf Comm/Off/Civic on lots 3 and 5									
2. High Density Residential added as an optional land use in Comm/Off/Civic lot up to maximum of 50%									



MEMORANDUM

TO: The Mayor and Town Council
FROM: Jennifer Phillips, Finance Director
DATE: December 15, 2025
RE: Certification of Annual Mill Levy

BACKGROUND: As required by C.R.S. 39-5-128(1), the property tax mill levy historically had to be certified to the El Paso County Assessor no later than December 15th each year. HB24-1302 requires counties to compile the mill levy information to be entered into the county portal by December 22nd 2025.

DISCUSSION: The Town of Monument receives a Preliminary Certification of Valuation from the El Paso County Assessor each fall. This data is then used to calculate the mill levy and the related expected property tax revenue. As attested by the attached worksheet, the calculation for the 2025 mill levy will be 5.560 mills. This translates to 2025 property tax collections of \$2,066,338. These figures comply with the 5.5% property tax revenue limit, and TABOR restrictions. In accordance with the requirements of Colorado law, the Town Council shall fix the amount of tax levy, which shall be assessed upon each dollar of assessed valuation of all taxable property within the corporate limits of the Town and shall cause the same to be certified to the County as required by law.

RESOLUTION: Staff have submitted Resolution 74-2025 to the Town Council for approval. Approval will authorize the certification of the Property Tax Mill Levy to the El Paso County Assessor for the fiscal year 2025, budget year 2026, beginning on the first day of January 2026 and ending on the last day of December 2026. Section 2 of the Resolution certifies the 5.560 mills, or the highest mill levy rate allowed subject to Home Rule limitations. This will allow adjustment of the rate certified to the County, if necessary, because of adjustment of the assessment rates under SB23B001.

TOWN OF MONUMENT
RESOLUTION NO. 74-2025

A RESOLUTION TO AUTHORIZE THE CERTIFICATION OF THE PROPERTY TAX MILL LEVY TO THE EL PASO COUNTY ASSESSOR FOR THE FISCAL YEAR 2026 BEGINNING ON THE FIRST DAY OF JANUARY 2026, AND ENDING ON THE LAST DAY OF DECEMBER 2026.

WHEREAS, the Town Council of the Town of Monument has appropriated the necessary monies to fund the final proposed budget by Ordinance; and

WHEREAS, the Division of Local Government and the Director of Finance of the Town of Monument have determined the Tax Year 2025 (Fiscal Year 2026) “Statutory Property Tax Revenue Limitation” attached is correct; and

WHEREAS, it is necessary for the Town Council to approve the property tax mill levy and to certify the same to the El Paso County Assessor.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MONUMENT:

Section 1. Mill levy approved. The Property Tax Mill Levy for fiscal year 2026 shall be 5.560 mills, which will result in property tax revenues to the Town of Monument in the amount of \$2,066,338 during said fiscal year. In the event that the county assessor’s final Certification of Valuation changes the fiscal 2026 year revenue limit, or the resulting property tax revenues, the Town Council does hereby certify the highest millage allowable per charter limitations.

Section 2. Levy certified to County Assessor.

The mill levy of 5.560 mills is hereby certified to the El Paso County Assessor. In the event that the county assessor’s final Certification of Valuation changes the fiscal year 2026 revenue limit, or the resulting property tax revenues, the Town Council does hereby certify the highest millage allowable per statutory limitations and home rule charter.

PASSED AND RESOLVED this 15th day of December 2025, by the Town Council of the Town of Monument by a vote of _for and ____against.

TOWN OF MONUMENT

Mitch LaKind, Mayor

ATTEST:

Tina Erickson, Town Clerk, CMC

MONTHLY REPORT TO TOWN COUNCIL

November 2025

Prepared by
Madeline VanDenHoek,
Town Manager



*The past month we welcomed 2 new businesses: Planet Fitness and Chicken Salad Chick!
The Tri-Lakes Chamber of Commerce hosted ribbon cuttings for both.
Welcome to Monument!*

We are proud to announce the completion of our new bathroom facilities at Monument Lake. This project was 75% funded by a grant from Colorado Parks & Wildlife!

TOWN MANAGER'S MESSAGE

In November, we made significant progress on several key initiatives:

- Finalizing the 2025 budget amendment and the 2026 Budget
- Finalizing 2026–2028 Strategic Plan
- Updating the Employee Handbook
- Installing new restrooms at Monument Lake with a grant from Colorado Parks and Wildlife
- Future water supply
- Heart of Monument Park

We also welcomed new businesses to our community and attended ribbon-cutting ceremonies for Monument Lake restrooms and Cookie Jar Sweets and Treats, to celebrate their openings. Additionally, we extended an incentive offer to a potential primary employer, and the State of Colorado approved an incentive for them as well. We are optimistic that this company will choose Monument as its new home!

This month I met with the Citizen's Services Level Committee; Mountain View Electric Association for a check in and to meet the new Government Affairs representative; Piper Sandler on the Town's investments; Monument Fire District; and Veregy on the progress of our project.

Thank you for your continued support as we work toward these important goals.



The Town hosted a community workshop to review development concepts and priority planning goals for the Monument 2040 Comprehensive Plan. If you didn't get a chance to attend the workshop, we still want to hear from you! Take the survey to review development concepts, priority planning goals, and ideas for the future of Monument.

ADMINISTRATION

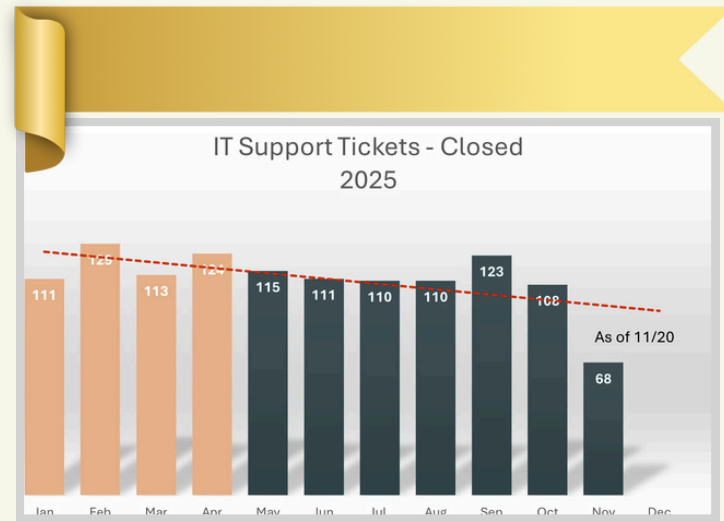
- Imported Town Council/Board of Trustee minutes, agendas, packets, resolution, and ordinances into Laserfiche (LF).
- Uploaded historical election documents into LF, added metadata for searchability, and destroyed eligible records per the Colorado Municipal Records Retention Schedule (CMRRS).
- Downloaded from Document on Demand (DoD) and imported into LF all Planning Commission agendas, packets, minutes, and resolutions.
- Imported all easement agreements into LF.
- Set up and activated the new public portal through LF (not yet publicized as fine tuning and testing is necessary).
- Completed initial setup of LF/SharePoint integration for the Planning Department (with support from Dan and Will).
- Reviewed state statutes related to CORA and liquor licensing fees to ensure compliance and maximize allowable revenue.
- Evaluated all departmental fees, provided Finance with man-hour estimates and staff involvement lists.
- Conducted a review and submitted recommendations on user fees based on actual time allocation.
- Updated Finance's draft budget book with the Administration Department function summary, narrative of year-to-date accomplishments, and 2026 goals and performance metrics.
- Met with T2 representatives and key staff on October 22 to discuss paid parking at Monument Lake and Overflow Lot.
- Prepared for study session with Trylch on strategic priorities.
- Prepared and published agendas/packets for CSLAC (11/7) and Town Council (11/3, 11/5, 11/17, 12/1).
- Provided home rule election calendar to Wellington clerk.
- Provided Palmer Lake training resources for CORA requests.
- Assisted attorneys and Town Manager with research on the 2018 amended service plan for Village Center Metro District.
- Reviewed and reprioritized attorney project list and October invoice.
- Updated the website with newly adopted strategic objectives.
- Renewed Notary Public certification.
- Submitted third quarter request for reimbursement through DOLA regarding the Veregy project.
- Processed new business license applications for the following brick-and-mortar business in Monument: Wicks Diasy Candle Company at 284 N. Washinton Street, Brians' Barbershop at 243 Front Street Suite 120, and Chicken Salad Chick at 810 Sky Vista Point Suite 100.

FINANCE & HUMAN RESOURCES

- Finance staff attended the Colorado Government Finance Officers Association Conference and Jennifer presented a session on Leading Change.
- Finance staff led the November 7, Citizens Service Levels Advisory Committee meeting.
- Draft 2026 operating and capital improvement plan budgets were presented to the Town Council.
- Updated Employee Handbook and approved by the Town Council.
- Hosted employee benefits fair and opened the benefits renewal process.
- Human resources on-boarded a new police officer.
- Town Council approved an ordinance to remove sales tax vendor fee discounts effective 1/1/26.
- Another sales tax audit was completed, resulting in \$62,000 in unpaid sales taxes.
- Two more "significantly delinquent" businesses are almost caught up on sales tax filings.
- Work continues on the user fee, impact and water rate studies.
- Submitted the 2025 Tree City application.
- Coordinated a partnership between LPSD's Career and Technical Education program and the Town's ArtSites program.
- Met with members of the Kiwanis Club about status of Heart of Monument Playpark project and plans for 2026 completion.
- All water billing files are now electronic.

INFORMATION TECHNOLOGY

- Completed 108 support tickets in October with the IT Director completing 62%; this is up 8% from September.
- Completed 68 tickets to date in November with the IT Director completing 32%; this is down 28% from September.
- Shared weekly tips via email and on the Town's Technology Support SharePoint site for National Cybersecurity Awareness Month.
- Held the first employee TekTalk with the goal of providing additional 1-on-1 training and support for technology-related questions.
- Upgraded 3 mobile phones.
- Onboarded New Police Officer Guillen.
- E-recycled over 200 pounds including 3 end-of-life desktop printers, 5 end-of-service laptops (hard drives wiped using BitRaser – DoD standard), miscellaneous monitors and stands, and a large profile end-of-service plotter.
- Renewed the RingCentral contract (end of 3-year contract) while maintaining monthly cost but reducing the term to 1 year for flexibility to change vendors in November of 2026.
- Upgraded 3 MDC laptops (over 4 years old and past end of service).
- Attended 2-day Colorado Government Association of IT Professionals Technology Conference.
- Assisted Planning and Records Manager with Laserfiche–SharePoint integration by testing and developing a plan to standardize across departments after successful pilot.
- Launched an AI receptionist 30-day free trial with RingCentral answering automation (started 11/18/25) to assist with call routing after staff reductions.
- Briefed Town Manager and Finance Director on cost savings and bandwidth improvements related to the Comcast contract negotiations. A follow-up meeting is scheduled with the goal of finalizing by end of December.
- Completed the second meeting for the Apple Business Manager Federation project, which will enhance security, Apple ID management, and asset tracking; employee training is planned, and the federation rollout is tentatively scheduled for early 2026.
- Completed 2 hours of 1-on-1 tech support at Silver Key on 10/24 (3 sessions of 30–40 minutes each).
- Completed over 40 hours of training and held a mock class to acquire Senior Planet Technology Trainer Certification. Coordinating first live training session with Silver Key with a tentative date of December 5. The topic will be Protecting Information Online.
- Served as greeter and session coordinator during a 2-day CGAIT Conference in Colorado Springs.



PLANNING

PERMITS ISSUED PER MONTH AND BY CATEGORY													
Category	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total-2025
Commercial Alteration	0	0	0	1	0	0	1	0	0	1	0		3
Commercial New	1	0	1	0	1	0	3	1	0	1	0		8
Commercial One Stop	3	6	0	1	2	4	3	4	4	6	0		33
Land Use	0	1	3	2	0	3	0	3	3	2	1		18
Miscellaneous	0	0	0	1	0	0	0	0	1	0	0		2
One Stop	2	1	2	2	1	4	4	5	6	2	0		29
Public Works	2	0	2	1	2	3	5	6	14	4	1		40
Residential Alteration	1	5	2	3	3	6	7	4	7	4	1		43
Residential New	7	8	19	14	10	11	22	5	14	14	5		129
subtotal	16	21	29	25	19	31	45	28	49	34	8		305

- In October, the Department issued thirty-four (34) permits. As expected, permit services have slowed with twenty-one (21) applications currently under review and eight (8) permits issued so far in November.
- In November, Brooke invoices applicants for reimbursable fees and coordinated with the Finance Department to refine the process of tracking Department expenses and permit fees. Brooke also developed and managed a new inspection service scheduling and tracking program for engineering inspections and related communications.
- Brooke continued her efforts to create a Planning Commission Resource Library on the Planning Commission website, a one-stop-shop for the Planning Commissioners and the public to view resources used in the development review and public hearing process.
- The Town of Monument is continuing its outreach in support of the Comprehensive Plan Update through an online survey at www.monument2040.com. The 2040 Comprehensive Plan will shape the future of our community, addressing a wide range of important topics. Because of its significance, the survey includes detailed content and key questions that need your input. Please take a few minutes to complete the survey and encourage your friends and neighbors to participate. The success of Monument 2040 depends on hearing from residents, business owners, property owners, and community partners like you.
- In November, Director Ungerleider met with the Executive Director of the Fountain Creek Watershed District to discuss how the Town of Monument and the District might collaborate on projects and funding opportunities. This hopefully was the first of many discussions as part of the Town's Stormwater Management Plan Update.
- In late Fall the Town issued a Request for Proposals (RFP) for commercial real estate services needed for the sale and development of the Town-owned properties at 980 & 992 Gold Canyon Road. The Planning Department is in process of evaluating the three (3) proposals received and is scheduled to bring its recommendation to Council in early January.
- The Planning Department began planning discussions with the Monument Fire District (MFD) in preparation for the adoption of the 2025 Colorado Wildfire Resiliency Code. The Code aims to enhance community safety and resilience against wildfires through updated building regulations and standards. While MFD will be taking the lead, the Town will be required to adopt the State Code by reference and support MFD's implementation of these updated standards by April 1, 2026. More information will be published after the new year.
- On November 3rd, Town Council approved Ordinance No. 19-2025, an ordinance approving a real property transfer from El Paso County and entering into an intergovernmental agreement accepting obligation related to maintaining the Santa Fe Trail at the intersections of Old Denver Road at La Campana and Baja in the Santa Fe Business Park. The Town has recently entered into a similar agreement for the realignment of Old Denver Road as part of the Conexus development.
- On November 12, 2025, the Planning Commission conducted two public hearings. Their first hearing was a Final Planned Unit Development request for Conexus Lot 2 for Meritage Homes, a 158 single-family detached subdivision by Meritage Homes. The second hearing was for a Final Planned Unit Development request for Santa Fe Park a multi-building industrial/warehouse/retail development in the Terrazzo-Baja Business Park. Both cases received a recommendation for approval by the Planning Commission. Council will consider the Planning Commission's recommendation for Santa Fe Park during their December 1st meeting, and Meritage Homes during their December 15th meeting. More information about projects can be found on the Current Development Review Projects Storymap posted on the Planning Department's webpage.
- Map webpage viewer counts over last 30 days: 557 (down from 736 in October.)
- Scanned and archived maps from the abandoned storage unit, updated the Official Zoning Map for adoption in January 2026, and updated the Current Development Review Projects Storymap.
- Created new Water Department maps, draft trails map, and snowplow routes map.
- Cartegraph Asset Management software integration continues as we build more details into datasets and improve some of the GIS databases in system.
- Attended November 7 OIT-GIS open house.
- Thank you to all the zombie hunters! We sold 83 zombie hunting permits, raising over \$1000 for the Heart of Monument Play Park.

POLICE

MPD would like to express gratitude to our partners at Bear Creek Mortgage for their generous donation of drones. This provides Monument with some incredible tools to help keep our community even safer.



- PSA Elmshauser continues to excel in the CSPD Academy. He has successfully passed his firearms and TASER classes. We continue to hear nothing but praise for his maturity and performance.
- Officers Guillen and Connell were sworn in November 17 and have begun their field training.
- We're preparing to hold oral boards for Officers and a Strategic Programs Coordinator.
- We held oral boards for the open PSA position and have one applicant going through the background process.
- Community Resource Officer Reifel has completed the planning for the upcoming Santa on Patrol event. It will be held on December 23.
- Our Breast Cancer Awareness month was a success. Many shirts and patches were sold, raising approximately \$2500 for Susan G. Comen.
- We held our quarterly Community Engagement Group meeting. Det. Keough gave a brief presentation on the Investigations Division. Council Members Kronick and Kimple were in attendance and fielded numerous questions from the group.
- We currently have officers addressing Code calls as they are available.



PUBLIC WORKS

FACILITIES:

- Coordinated electricians at Town Hall and Building 259 for project updates.
- Oversaw progress on solar panel installation at Town Hall and Building 259.
- Managed electricians performing meter consolidations at Building 259.
- Directed general maintenance activities to prepare facilities for the winter season.



PARKS

- Picked up all 23 town trash receptacles twice weekly.
- Cleaned all winter restrooms twice weekly.
- Conducted regular park inspections.
- Managed multiple burials.
- Repaired over 40 sets of Christmas lights, saving the town approximately \$3,000.
- Installed all Christmas lights throughout town, saving the town approximately \$22,000.

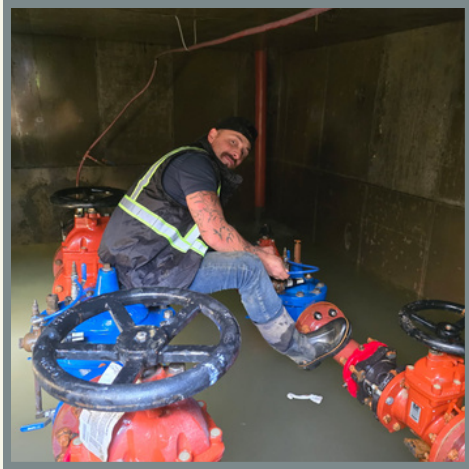
FLEET:

- Prepared two oldest pickup trucks for auction.
- Decorated and participated in Trunk or Treat at Lewis-Palmer Elementary.
- Received sand, salt, and “Slicer” delivery and blended materials for winter use.
- Installed and checked all sanders on trucks to ensure readiness for snow.



STREETS:

- Trimmed trees along Lincoln Street to improve sign visibility.
- Completed numerous pothole repairs and patch work throughout town.
- Performed maintenance on 2nd Street extension, Synthes Avenue, alleyways behind the Chamber of Commerce building, and mobile home areas on Beacon Lite.
- Repaired a patch for the Water Department.
- Completed additional shoulder work on Mountain Herman Road.
- Replaced flags on town property flagpoles.
- Assisted mechanics in preparing and fitting trucks for the snow season.



WATER:

- Installed filters on our chlorine analyzers and added small inline filters to keep them running smoothly and ensure water quality.
- Cleaned and organized the distribution shed, where we store parts for routine repairs across the system.
- Installed new backflow device at the lake bathrooms, and reconfigured plumbing to ensure continued system safety and compliance.
- Continued to locate and eventually abandon Well 6 due to old galvanized piping, high radium levels, minimal contribution to the system, and significant restoration costs. Employed maps, traditional location methods, and ground-penetrating radar experts. Hydrovaced to identify the line where the GPR detected an unidentified line.
- Installed a flush port on Well 13 to facilitate future maintenance and flushing procedures.
- Responded to a pilot line failure in the Willow Springs PRV, isolated the vault, pumped it out, and made repairs. The vault was back in service in just two hours.
- Responded to a damaged hydrant near the railroad bridge on Highway 105. Shut off the feed to prevent leaks overnight, repaired the hydrant the following day with no further issues.
- Congratulations to Danny, Lee, and Seth for passing their Class C treatment licensing exams! Danny also passed the Distribution 2 exam. Lee and Seth expect to complete their exams soon.

