



**TOWN OF MONUMENT
PLANNING COMMISSION MEETING AGENDA**

WEDNESDAY, APRIL 8, 2026 – 6:00 PM

Monument Town Hall - Council Chambers
645 Beacon Lite Road, Monument, Colorado 80132
Participate In-Person or Via [Microsoft Teams](#)

- 1. Call to Order, Pledge of Allegiance, Roll Call**
- 2. Approval of Minutes**
 - a. Meeting Minutes - March 11, 2026
- 3. New Business**
 - a. Presentation - Karl Malone - Introduction and Request For Feedback Architecture — Jenna Gorney, Senior Planner**
 - b. Workshop - Design Guidelines for Metal Buildings in All Districts - Jenna Gorney, Senior Planner**
- 4. Hearing Items**
- 5. 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.*
- 6. Reports, Communications and Announcements**
- 7. Adjournment**



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

Wednesday March 11th, 2026

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 Commissioner Donna Hatch Commissioner John Parr Commissioner Martin Trujillo	Rey Medina, Planner Jenna Gorney, Senior Planner Dan Ungerleider, Planning Director
ATTENDED REMOTELY:	
ABSENT: Vice-Chair Corey Petersen Commissioner Valerie Baumer	

2. Approval of Minutes/Agenda Modification

- a. Move to approve the minutes of February 11th, 2026, Planning Commission Meeting.
Commissioner Egley motioned to approve the minutes; Commissioner Parr seconded; passed 4-0.

3. Hearing/Meeting Items

- a) Request for the Approval of the Final Plat and Final Planned Unit Development Plan for the Alpine Dealership at Falcon Commerce Center.
 - i. Public Hearing was open and closed with members of the public present.
 - ii. Staff Presentation: Presented by Jenna Gorney, Senior Planner.
 - iii. Public Comments: Darlene Scow – Question regarding lot coverage. Plans show 40% coverage, but the lot looks to be covered at 80%. Town code defines lot coverage by building not asphalt pour.
 - iv. Commissioner Comments:
 - a) Trujillo – Traffic Impact discussion. Was the study completed considering the growth of Monument or just a snapshot in time of current development? Applicant responds: Traffic study considers the 20-year breakdown of development in the area.
 - b) Trujillo – Stormwater, is there water running east or west of the property or leading to the air force academy. Applicant responds: there is a regional retention pond from the Falcon Commerce Center to the South. All stormwater from this site would lead to that retention pond.
 - c) Trujillo – Visual and corridor aesthetics. Discussion of signage on the property and dark sky compliance.
 - d) Trujillo – Discussion of water impact on Town of Monument water. Applicant responds: Water

service is being provided by the Forest Lakes Metro district. Water prices continue to increase as we continue the drought season in Colorado.

- e) Hatch – Discussion of alignment of parking spaces on the site.
- f) Hatch – Pavement and water runoff concerns. The water is projected to run underneath the property into the ROW along Terrazzo that leads to the retention pond.
- g) Hatch – Car ports for hail? There are some thoughts proposed by the applicant.
- h) Egley – Any traffic improvements expected? No proposed improvements.
- i) Egley – Discussion of water recycling plans for the on-site car wash for the property.
- j) Egley – Discussion of turning the soft surface trail leading to the property into a sidewalk.
- k) Egley – Discussion of lighting and compliance with dark sky compliance.
- l) Trujillo – Are we setting a precedent for more car dealerships to enter and grow in the Town of Monument? Response: This project falls upon a previous PUD approval that aligns with the dealership use, it does not set a precedent for dealerships to grow around the Town.

v. Commissioner Egley made a motion:

b) Motion: *“On the request for approval of the Alpine Dealership at Falcon Commerce Center Final Plat, within Phase 2 of the Falcon Commerce Preliminary PUD Plan, for property located on parcel No. 7135000035, I move that the Planning Commission forward a recommendation of **approval** to Town Council, supported by the attached documents and by the finding of fact as listed in the staff report.”*

c) Commissioner Trujillo seconded the motion; motion passed (4-0).

d) Motion: *“On the request for approval of the Alpine Dealership Falcon Commerce Center Final PUD Plan, within Phase 2 of the Falcon Commerce Preliminary PUD Plan, for property located on parcel No. 7135000035, I move that the Planning Commission forward a recommendation of approval/denial to Town Council, supported by the attached documents and by the finding of fact as listed in the staff report with the following conditions:*

- a. The Vehicle Display Area in the south east corner of the lot, as shown on page 8 of the Final PUD Plan set, shall be utilized as presented, having a maximum of 13 vehicles parked or displayed in this area and, any vehicles parked or displayed in this area shall be parked on an approved surface consisting of durable, dust free, all weather material such as: concrete, asphalt, asphalt millings installed over a compacted base, pavers installed over a compacted base, or other similar hard-surfaced materials.
- b. No vehicles shall be parked or displayed on the building pad for Phase 2 (Building B) during development.
- c. Paved concrete of the existing subsurface sidewalk on the southwest end of the property from Squadron Drive to the end of the property line.
 - e) Commissioner Parr seconded the motion; motion passed (4-0).

b) Request for the Approval of the Final Plat and rezone for the Monument Fire Training Facility.

- v. Public Hearing was open and closed with members of the public present.
- vi. Staff Presentation: Presented by Rey Medina, Planner.
- vii. Public Comments: Darlene Scow – Question regarding zoning of the property. Staff responds explaining the request for rezoning. Jean Husman – Discusses multiple concerns: Frequency of use, other districts using the facility, precedent for increased height, runoff concerns, lot b rezoning without site plans, no burning of real wood, noise concerns, environmental impact study?, landscaping will not survive. Applicants address as many of the questions as they were able to.
- viii. Commissioner Comments:
 - a) Trujillo – Who’s funding is this coming from? Taxes are from the Monument Fire District, so Monument residents.
 - b) Parr – How do you keep smoke from drifting to homes? Applicant explains smoke dispersal measurements for burn training.
 - c) Hatch – Are there fees charged to partnering entities that use the facility? Depends on the use of the facility.

- d) Egley – Does our Fire Department pay a fee when going to other training locations? Yes, there are fees associated with training at other locations, details discussed in meetings and available in recording.
- ix. Commissioner Hatch made a motion:
 - a) Motion: *“On the request for approval of the Monument Fire District Subdivision Final Plat, for property located on parcel No. 7115118002, I move that the Planning Commission forward a recommendation of approval to Town Council, supported by the attached documents and by the finding of fact as listed in the staff report.*
 - b) Commissioner Egley seconded the motion; motion passed (3-1).
 - c) Motion: *“On the request for approval of the rezoning from Planned Unit Development (PUD) to Public (P), for the property located on parcel No. 7115118002, I move that the Planning Commission forward a recommendation of approval to Town Council, supported by the attached documents and by the findings of fact as listed in the staff report.*
 - d) Commissioner Egley seconded the motion; motion passed (3-1).

4. Other Topics:

- a. Senior Planner, Jenna Gorney recommends a workshop take place at the next Planning Commission meeting to discuss building material guidelines for projects that continue to come to the Planning Commission and Town Council.

- 5. Adjournment:** Chair Egley moved to adjourn the meeting/hearing of the Planning Commission at 8:05 pm.

Next Planning Commission Meeting: April 8th, 2026.

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.



MEMORANDUM

TO: Planning Commission
FROM: Jenna Gorney, Senior Planner
DATE: April 8, 2026
SUBJECT: Introduction: Karl Malone Powersports - Architectural Design Concept

The applicant, KMAM Auto, is requesting the opportunity to present conceptual architectural plans for a proposed Karl Malone Powersports development located at approximately 15750 Terrazzo Drive. This evening's presentation is intended to introduce the Commission to the proposed architectural approach for the project and to obtain early feedback prior to advancing the proposal to public hearing.

The primary purpose of the presentation is to seek guidance from the Planning Commission regarding the architectural design expectations for the development. The applicant intends to use the feedback received to refine the building design in a manner that reflects the Commission's and Town Council's views on appropriate architectural character, prior to submitting final application documents.

The proposed development would occur on approximately three acres within the previously approved Santa Fe Park Subdivision, which is zoned Planned Unit Development (PUD). The project consists of a Powersports retail facility including showroom space, sales offices, maintenance areas, and associated parking and landscaping.

At this time, Town staff is in the review period with the applicant and the materials presented by the applicant this evening are not final. This agenda item is informational only and is intended to facilitate discussion and collaboration regarding design. No formal action is required by the Planning Commission. However, meaningful comments and feedback are being solicited

Following this evening's presentation, the applicants will review and consider the feedback received and incorporate applicable comments and recommendations as they finalize design and prepare for public hearings at Planning Commission and Town Council.

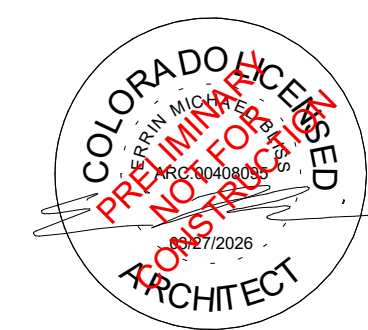


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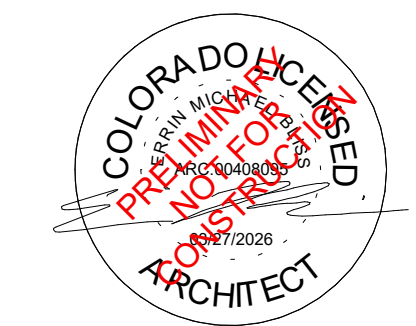
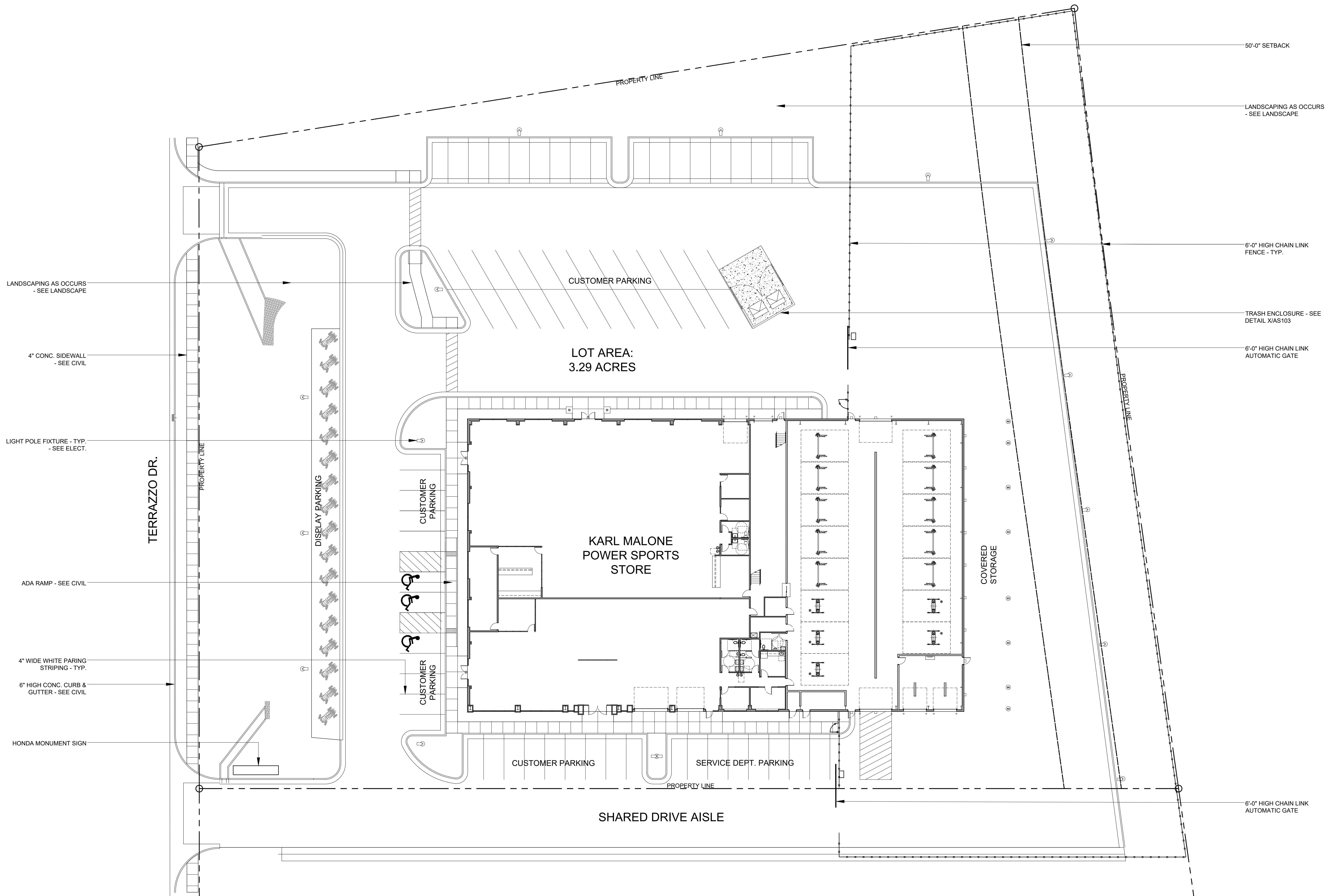
KARL MALONE POWER SPORTS
TERRAZZO DRIVE | MONUMENT COLORADO

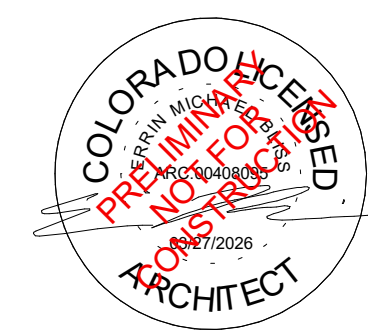
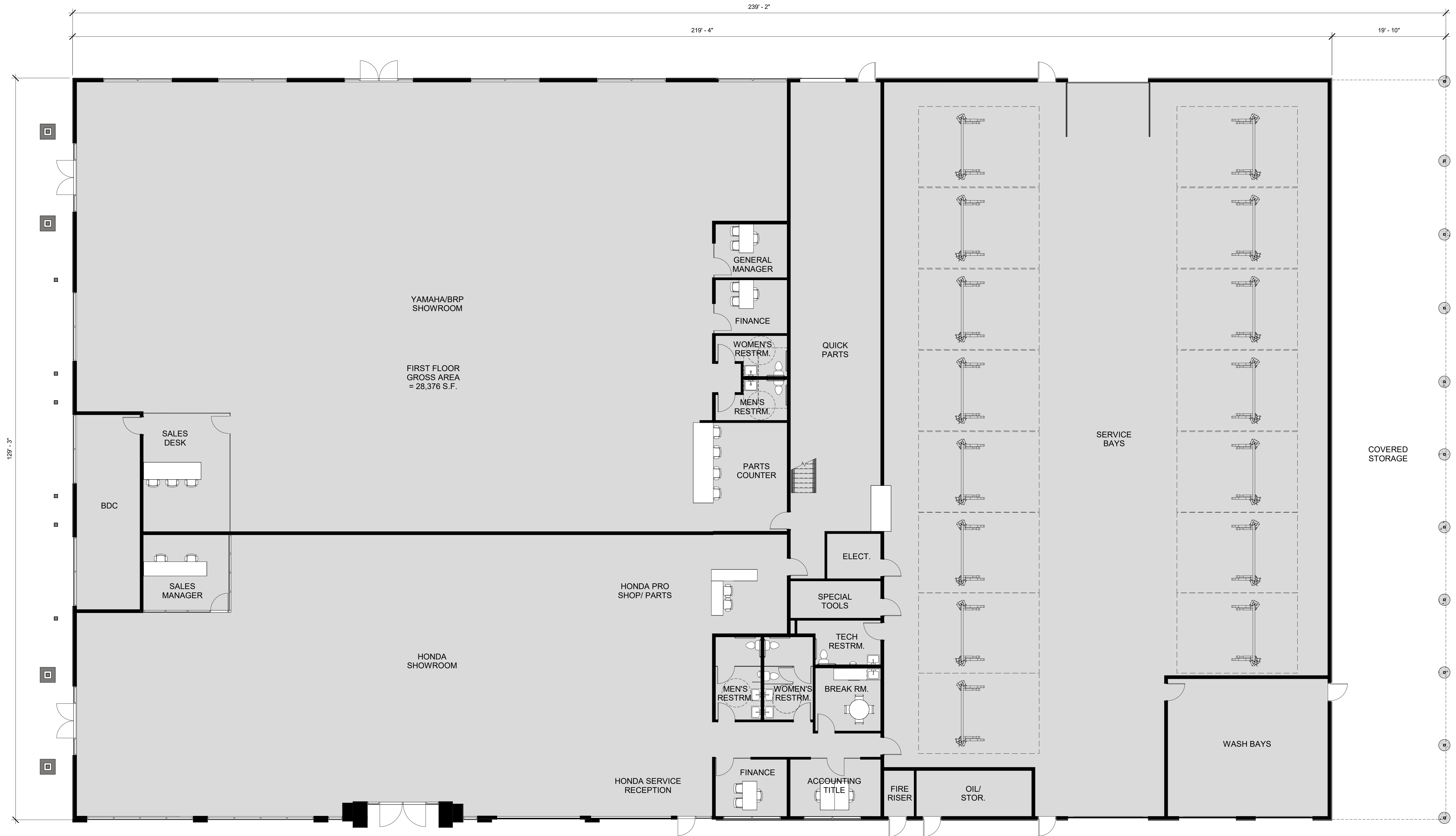
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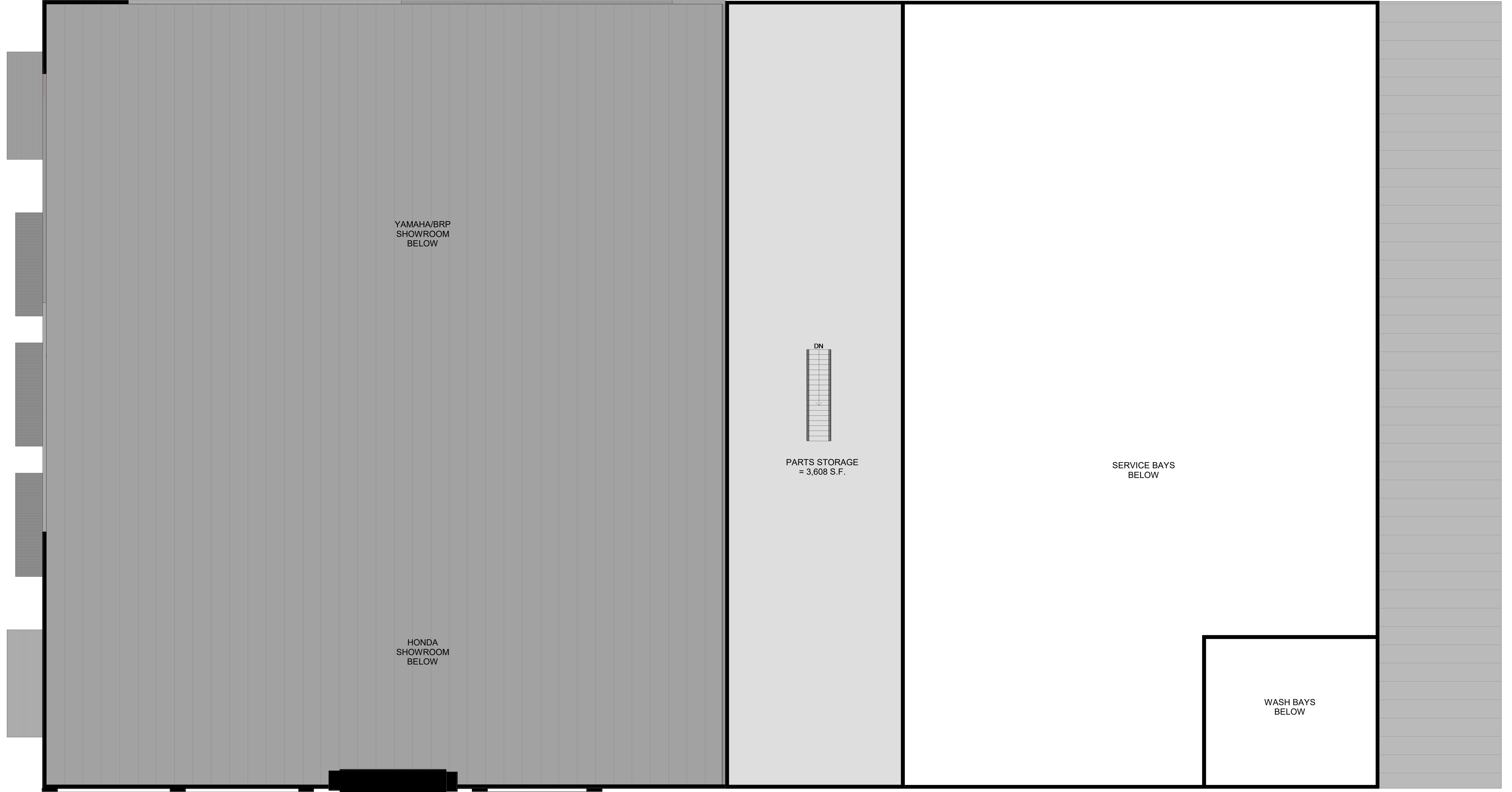
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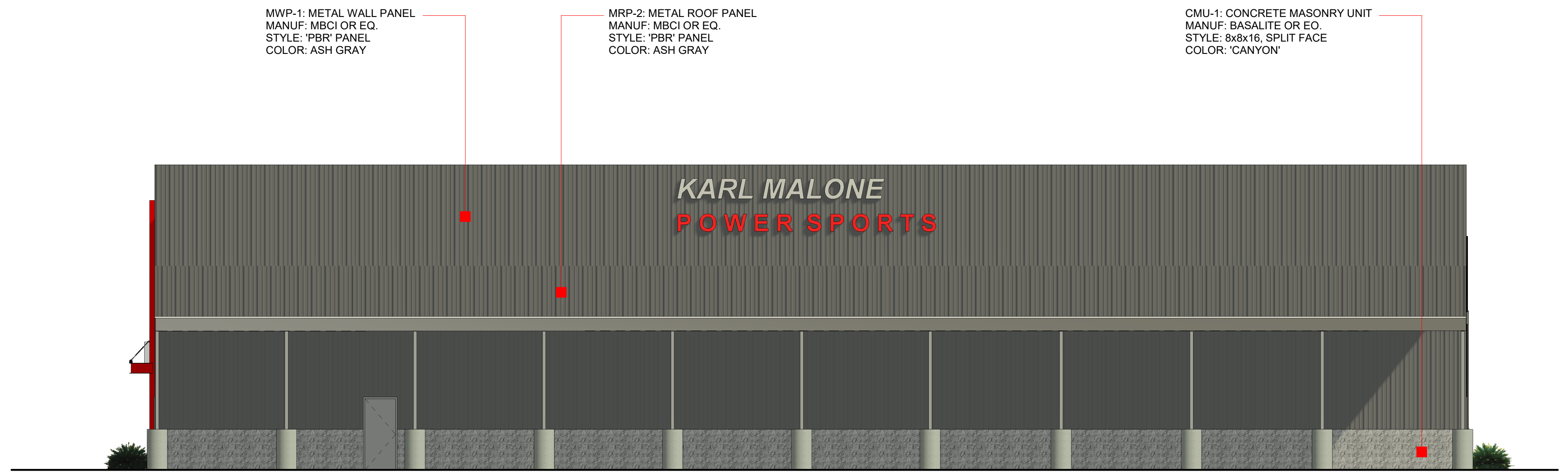


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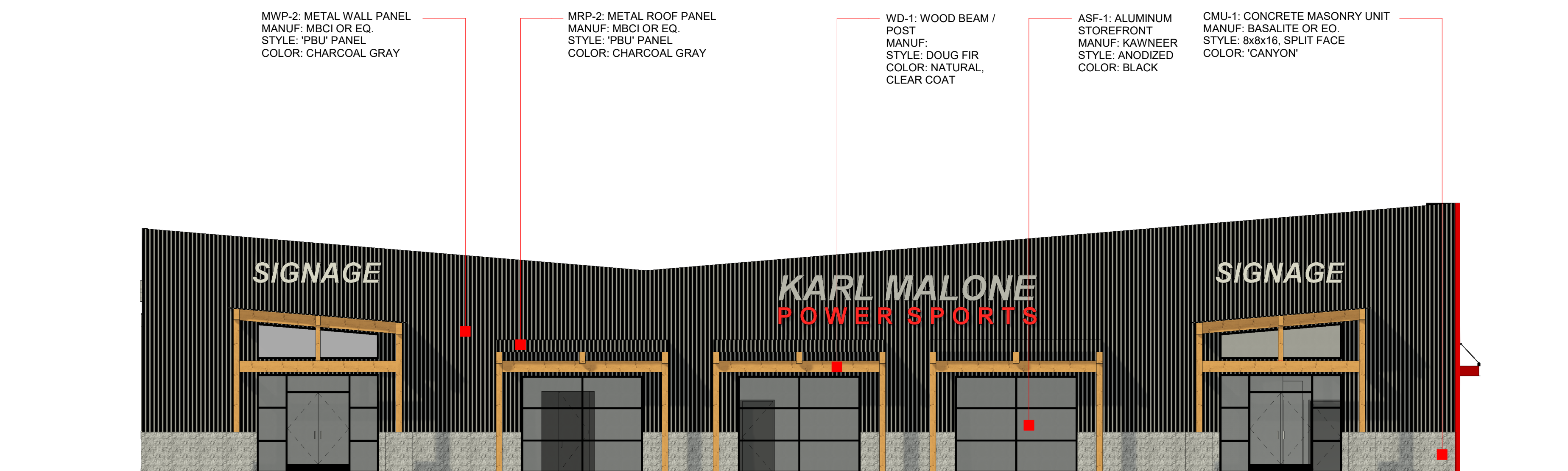








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WEST ELEVATION
SCALE: 1/8" = 1'-0"



PERSPECTIVE VIEW FROM NORTH ENTRY
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PERSPECTIVE VIEW FROM TERRAZZO DRIVE
SCALE: N.T.S.

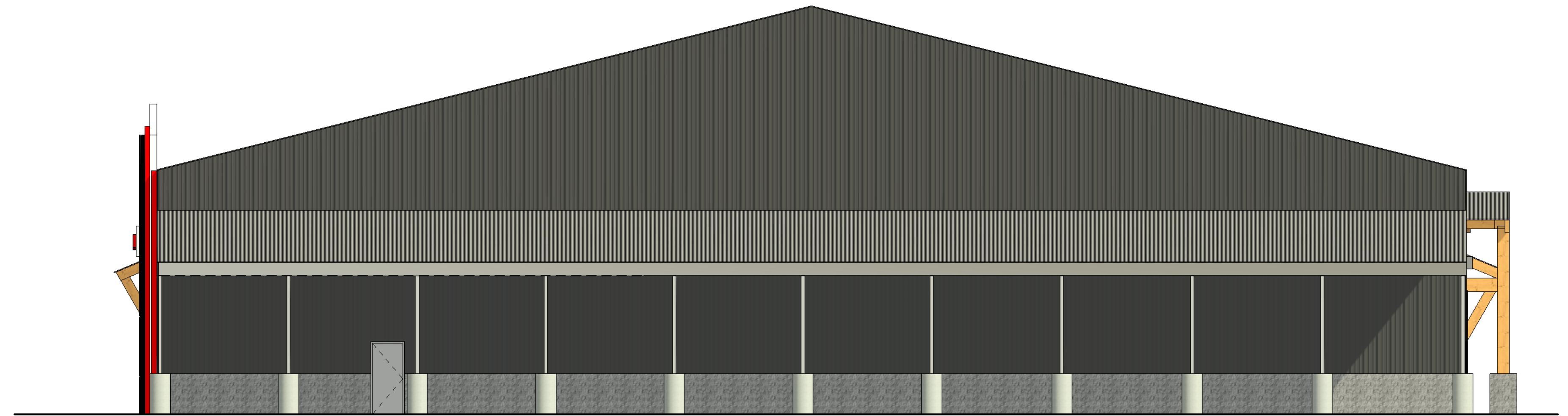
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ELEVATIONS SUBMITTED
FOR PUD REVIEW IN
OCTOBER OF 2025

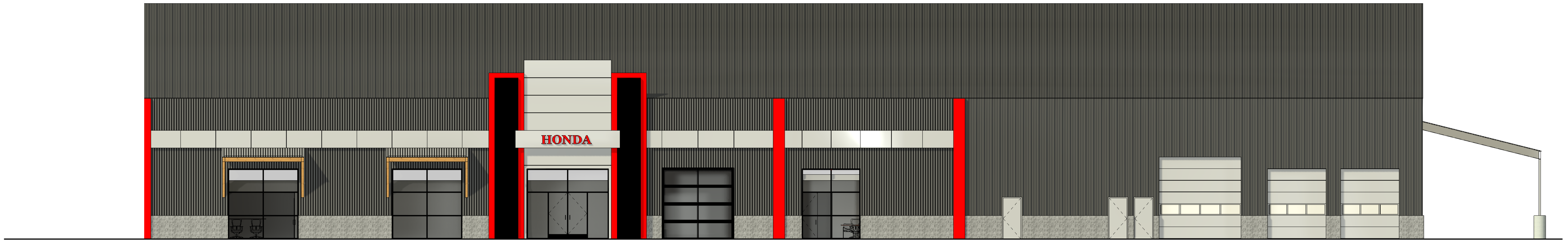


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ELEVATIONS SUBMITTED
FOR PUD REVIEW IN
OCTOBER OF 2025



SOUTH ELEVATION
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NORTH ELEVATION
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OCTOBER OF 2025



PERSPECTIVE VIEW
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PERSPECTIVE VIEW
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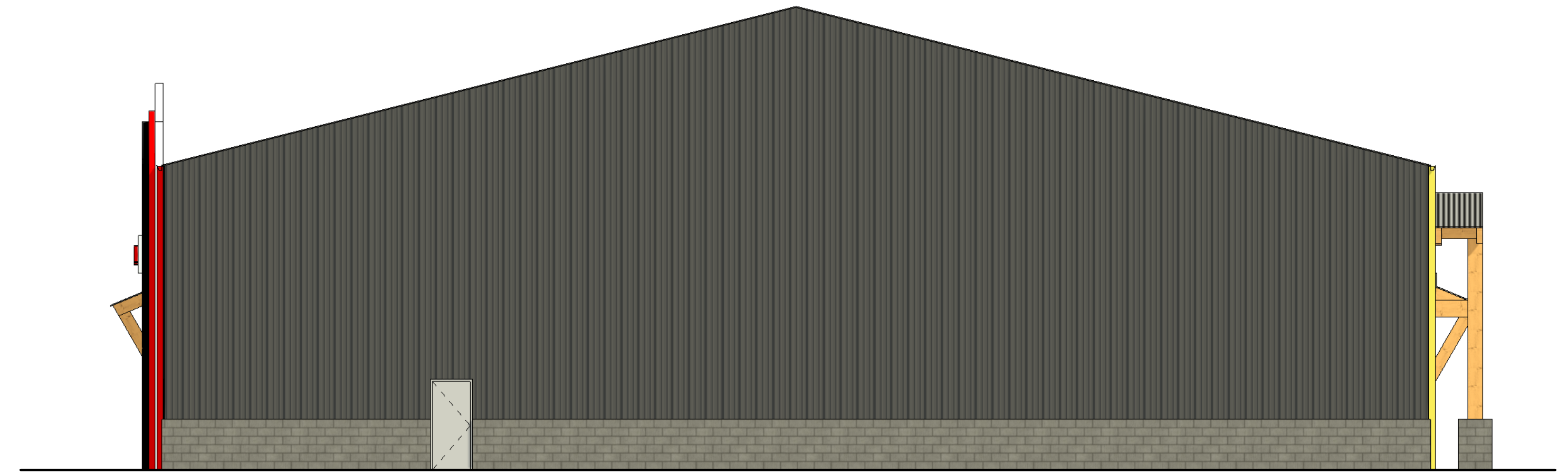
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ELEVATIONS SUBMITTED
FOR PUD REVIEW IN
FEBRUARY OF 2025



PERSPECTIVE VIEW
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EAST ELEVATION
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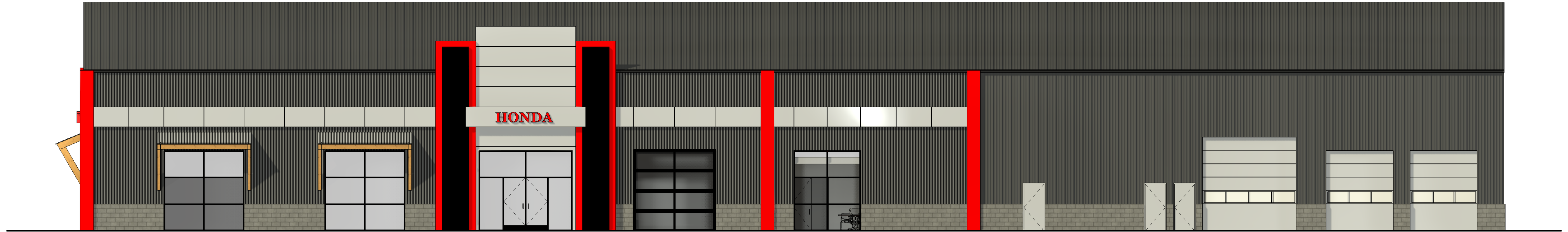


PERSPECTIVE VIEW
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WEST ELEVATION
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ELEVATIONS SUBMITTED
FOR PUD REVIEW IN
FEBRUARY OF 2025

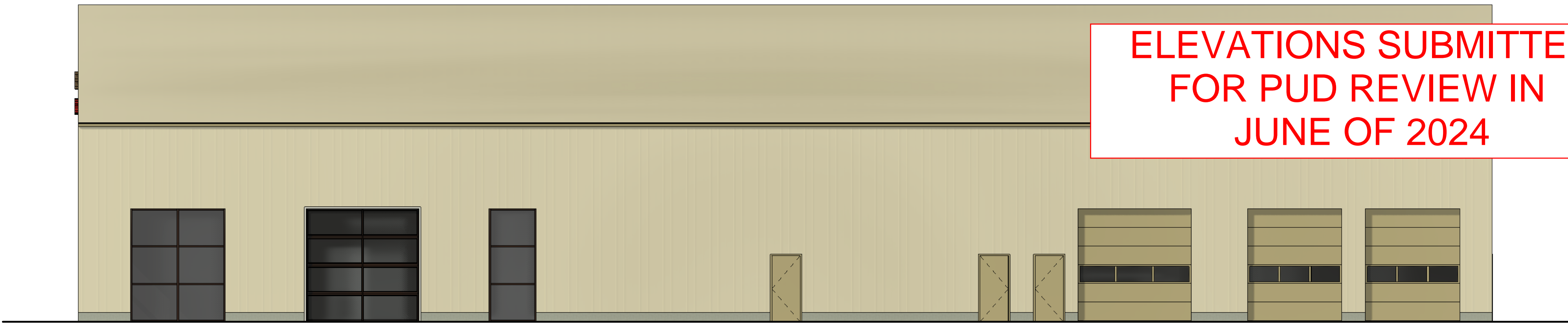


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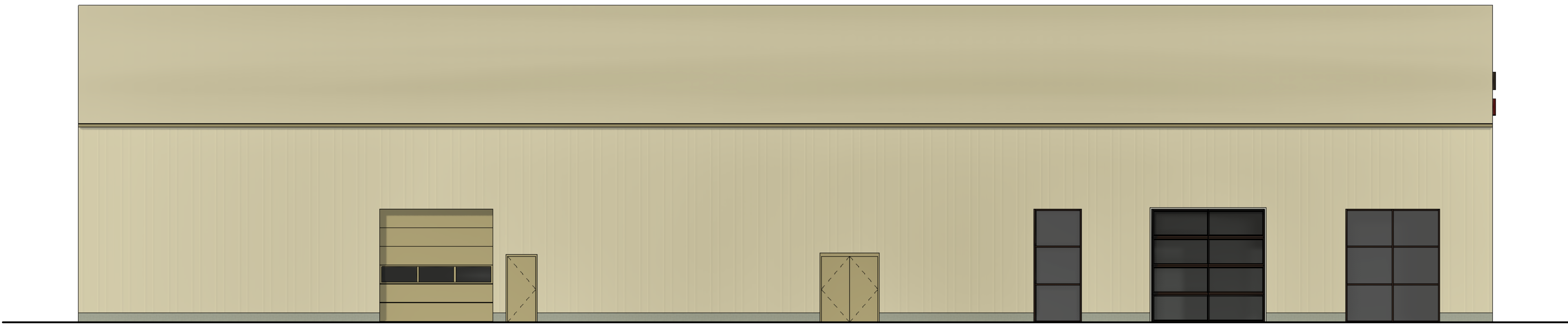


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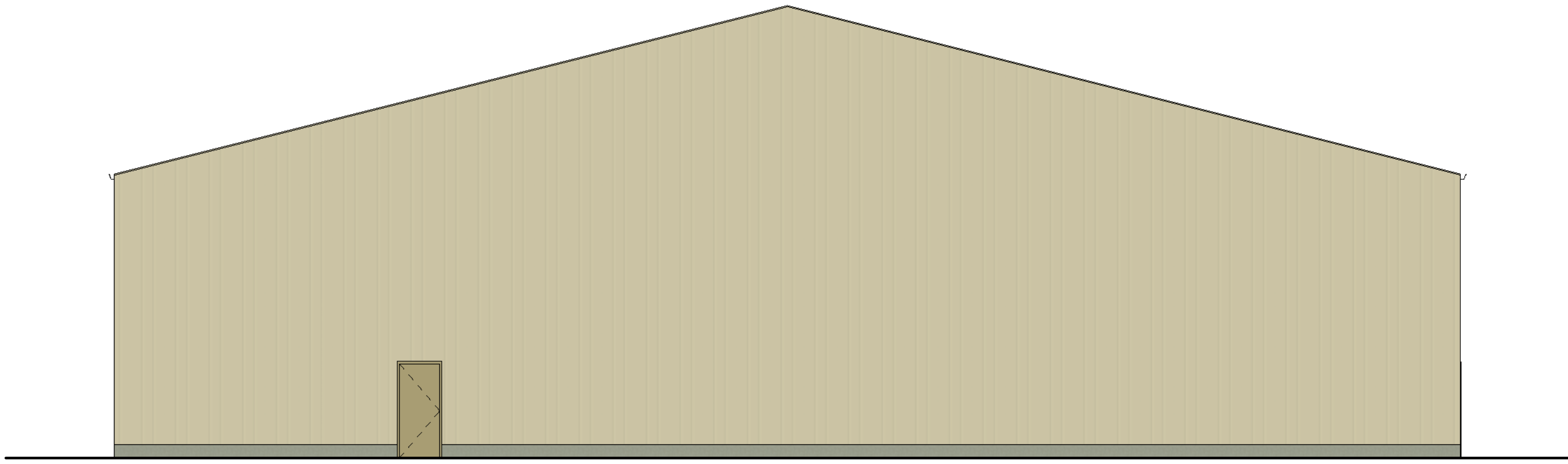
ELEVATIONS SUBMITTED
FOR PUD REVIEW IN
JUNE OF 2024



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SCALE: 1/8" = 1'-0"



MEMORANDUM

TO: Planning Commission
FROM: Jenna Gorney, Senior Planner
DATE: April 8, 2026
SUBJECT: Workshop: Design Standards for Metal Buildings

BACKGROUND.

As the Town of Monument continues to grow and develop, it is important that we remain intentional about preserving the community's character and visual quality. In particular, there has been increasing concern about the proliferation of generic, box style metal buildings that do not contribute positively to Monument's built environment.

The Town currently regulates certain design elements of metal buildings for industrial uses however, these standards can be difficult to enforce as, uses within a structure can shift and change. Additionally, design standards applied in this way may not fully address the underlying concerns motivating this effort.

As part of this conversation, staff encourages the Commission to consider whether the issue lies with the use of metal as a building material, or instead are there concerns with building form, of all structures, such as unarticulated facades, flat massing, and lack of roofline variation. Additionally, it will be important to consider the pros and cons of introducing such design standards.

This evening's workshop is intended to open discussion on how design standards might be addressed to accurately reflect the Town's character. This will not be a one-time effort; rather, it is expected to involve multiple workshops and several iterations of draft code language as the Commission provides feedback and direction. The discussion tonight will be framed around four key topic areas, outlined below.

Workshop Framing: Why This Discussion

- Rapid community growth and increased development activity
- Desire for consistent, predictable, and high-quality development outcomes
- This workshop is about big-picture policy direction rather than detailed code review

Workshop Objectives

1. What isn't working today regarding metal buildings? What don't we like?

- Design Elements
 - Scale
 - Massing
 - Facades
 - Site placement
 - Roofline
 - Color palettes

2. Desired Outcomes and Community Character

- What should well-designed metal buildings look like in the community?
- What overall character and longevity are we trying to achieve?

3. Risks and Implementation Considerations

- Potential unintended consequences of design standards:
 - Increased development costs discouraging investment
 - Barriers to smaller or local projects
 - Is what we desire feasible for building manufacturers while minimizing the above effects?
- Implementation considerations
 - Should some uses be exempt or have minimal standards
- Outliers

4. Wrap-Up and Next Steps

- Outstanding questions for staff research
- Staff Directives for next steps

SUPPORT FOR DESIGN STANDARDS.

The creation of design standards such as this are in alignment with the Town of Monument 2017 Comprehensive Plan as well as three of the recently adopted Strategic Priorities.

2017 Comprehensive Plan

The development of expanded design standards for metal buildings is consistent with and directly implements the goals, policies, and vision articulated in the 2017 Monument Comprehensive Plan, adopted February 8, 2017. The Comprehensive Plan establishes a long-range framework that emphasizes preservation of community character, high-quality development, thoughtful growth

management, and predictable development outcomes. The proposed design standards advance these objectives by providing clearer expectations related to building form, scale, and visual quality.

Community Vision and Character

The Comprehensive Plan emphasizes preservation of Monument's distinct identity and small-town character. The Plan's Community Vision highlights the importance of maintaining the Town's image as it grows, stating that Monument values "its historic flavor, scenic setting, and small-town character while accommodating responsible growth". Design standards that address façade articulation, rooflines, materials, and building massing directly support this vision by discouraging visually dominant or generic building forms and encouraging development that contributes positively to the community's appearance.

The proposed standards reinforce this direction by ensuring that new nonresidential and mixed-use development reflects Monument's character.

Managing Growth and Development Quality

Chapter 3 of the Comprehensive Plan addresses managing growth and recognizes that development pressure must be balanced with quality outcomes. The Plan notes the importance of reviewing development proposals not only for compliance, but for their broader impact on community character and long-term sustainability. Expanded design standards establish objective criteria that help ensure growth occurs in a manner consistent with these expectations.

By clarifying design requirements, the standards reduce reliance on discretionary or ad-hoc negotiations and provide predictability for applicants and reviewers, which aligns with the Plan's emphasis on coordinated and intentional development review.

Land Use Policy Framework

Chapter 5, *The Policy Framework – Intent, Opportunities, and Policies*, establishes the Town's intent to guide land use decisions in a way that balances economic development with

community values. The Land Use section emphasizes the need for development that is compatible with surrounding uses and sensitive to scale and context.

Design standards that address building bulk, massing, transitions, and visual impacts directly support these policies by mitigating conflicts between adjacent land uses, particularly where nonresidential development abuts residential neighborhoods or public rights-of-way.

In summary, the proposed design standards are consistent with the 2017 Monument Comprehensive Plan's emphasis on preserving community character, managing growth responsibly, ensuring compatibility between land uses, and providing a predictable framework for development review. The standards serve as a practical implementation tool for the Plan's policies,

helping guide Monument's continued growth in a manner that reflects the values and vision articulated by the community.

2026-2028 Strategic Priorities

Ensure Long-Term Financial Health and Sustainability

Establishing clear and predictable design standards supports the Town's long-term financial health by reducing staff review time, limiting costly redesigns, and minimizing appeals or project delays. Proactive design guidance helps prevent future remediation or redevelopment costs that can result from poor initial design decisions. Over time, well-designed and durable buildings represent a stronger and more sustainable investment in the community's physical assets.

Strengthen Community Engagement

Clear design expectations reflect community concerns related to appearance, character, and long-term quality. The workshop format provides an open and transparent forum for policy discussion, encouraging meaningful dialogue and collaboration. Consistent standards also improve communication among applicants, residents, staff, and decision-makers by setting shared expectations early in the process.

Enable Responsible Community Development

This effort promotes responsible community development by creating clearer and more accountable processes and procedures. It shifts the Town away from ad-hoc negotiations and toward intentional policy direction, while applying expectations more consistently across districts and uses. In doing so, it supports development that is compatible, durable, and aligned with Monument's community values.

Workshop Design Guidelines for Metal Building in All Districts

Staff Presentation

Planning Commission Meeting – 4/8/2026



Workshop Objectives

1. Identify

- What don't we like and why don't we like it
- What do we like and why do we like it

2. Desired outcome and community character

3. Risks and implementation considerations

4. Key Takeaways, Staff directives, Next Steps

What is Not a Workshop Objective

- Writing Specific Code Language



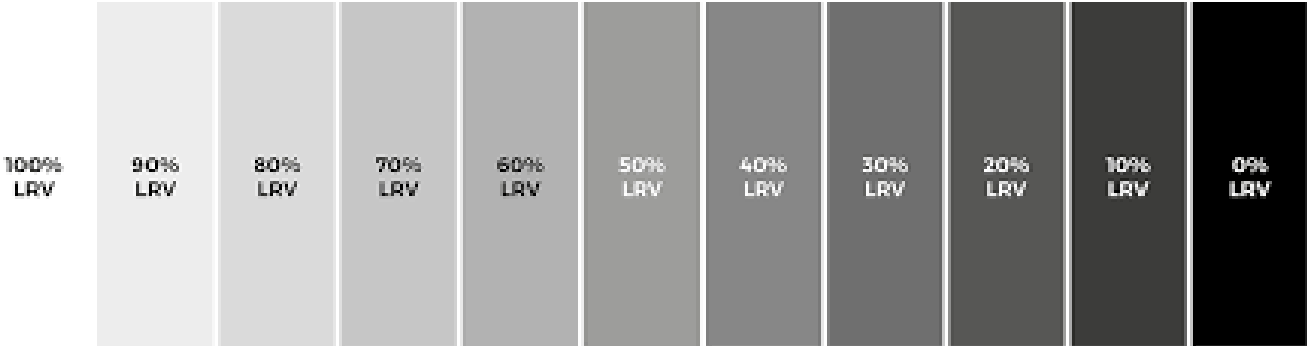
What isn't Working and Why



What isn't Working and Why



Desired Outcome and Community Character



Light Reflectance Value (LRV)



Desired Outcome and Community Character



Desired Outcomes and Community Character



Desired Outcomes and Community Character



Risks and Implementation Considerations

Potential unintended consequences of design standards:

- Increased development costs discouraging investment
- Barriers to smaller or local projects



Implementation Considerations

- Schools
- Fire stations
- Public Works shops
- Emergency operations centers
- Temporary structures
- Seasonal structures
- Construction staging building
- Buildings not visible from the right-of-way
- Structures screened by terrain or existing development



Uses not listed as exempt. The Planning Director may determine that a use not expressly listed above is functionally similar to an exempt use, provided the determination is based on operational, safety, or regulatory constraints rather than ownership or organizational status.



Implementation Considerations

Outliers:

- Mini Storage
- Accessory Structures
- Conex Boxes



Initial Draft Code Concepts – Key Takeaways

Staff Directives and Next Steps



Thank
you!

