



**TOWN OF MONUMENT
PLANNING COMMISSION MEETING AGENDA**

WEDNESDAY, MAY 13, 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 - April 8, 2026
- 3. New Business**
 - a. **Initial Report - Regulation of Data Centers in the Town of Monument - Jenna Gorney, Senior Planner**
- 4. Hearing Items**
 - a. **Public Hearing — Rezone of the Beacon Lite Road Water Tank Site [Jenna Gorney, Senior Planner]**
- 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 April 8th, 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 Vice-Chair Corey Petersen Commissioner Valerie Baumer Commissioner John Parr | Rey Medina, Planner Jenna Gorney, Senior Planner Dan Ungerleider, Planning Director |
| ATTENDED REMOTELY: | |
| ABSENT: Commissioner Donna Hatch Commissioner Martin Trujillo | |

2. Approval of Minutes/Agenda Modification

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

3. Hearing/Meeting Items

- a. N/A

4. Other Topics:

- a. Senior Planner, Jenna Gorney organized a workshop to discuss building material guidelines for projects that continue to come to the Planning Commission and Town Council.
 - i. Topic – design standards for metal buildings.
 - ii. Planning Staff spent time explaining Planning Commission as the working group for Town Council and reiterating the growing concern of metal buildings being brought up by council.
 - iii. Summary of Town Council meeting from April 6, 2026, for members that were unable to view the meeting.
 - iv. Discussion of metal building regulations being listed in Light Industrial section of code. Reaching an understanding that Planning Commission needs additional direction from Town Council before substantive conversation can move forward.
 - v. Staff and Commission discuss town code, more specifically how the code references that buildings should not be majority metal, but that we have no clear codified definition of the term majority.
 - vi. Discussion around material compared to building form.

- vii. Possible future discussion to clarify with Council, do we not like metal buildings or is it a deeper concern of form.
- viii. Volunteer from planning commissioners to attend a meeting with council to discuss exact concerns.
- ix. Senior Planner Jenna Gorney will collect questions from the Planning Commission to refine and bring them forward to Town Council for next steps possibly through email or a workshop.
- x. Deadline to receive comments from Planning Commission on April 22, 2026.

5. **Adjournment:** Chair Egley moved to adjourn the meeting/hearing of the Planning Commission at 7:04 pm.

Next Planning Commission Meeting: May 6th, 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.



STAFF REPORT

TO: Planning Commission
FROM: Jenna Gorney, Senior Planner
DATE: May 13, 2026
SUBJECT: Regulation of Data Centers in the Town of Monument
Initial Research Report

Executive Summary.

Over the past year, local governments across Colorado’s Front Range have experienced a sharp increase in inquiries and proposals related to data center development. While no formal application is currently pending in the Town of Monument, regional activity, legislative changes, and recent community discussions have highlighted questions about how this emerging use would be evaluated if proposed locally. Because Monument’s Land Development Code does not expressly identify or regulate data centers, staff initiated this discussion to ensure the Town is prepared to respond thoughtfully rather than reactively should interest materialize.

Data centers differ substantially from traditional industrial or commercial development. They tend to operate continuously, employ relatively few people, and rely heavily on electricity, water, and specialized mechanical systems to function. While they can represent significant capital investment, they also introduce infrastructure demands that may exceed those associated with more conventional land uses. In a community with finite utility capacity, sensitive environmental conditions, and a distinctive small-town character, understanding these implications in advance is critical to responsible planning.

This item is being brought forward to begin a policy-level conversation rather than to consider a specific proposal or endorse a particular outcome. The intent is to provide decision-makers with a clear understanding of how data centers function, what types of impacts they may have on utilities, public services, land use compatibility, and fiscal balance, and how other communities are responding to similar pressures. Recent actions by peer jurisdictions—including temporary moratoria and new regulatory frameworks—underscore the importance of deliberate planning before development interest accelerates.

Staff’s goal is to seek guidance from the Planning Commission and Town Council on how the Town should proceed. Options range from defining and regulating data centers through future code updates, to establishing review processes or interim safeguards that allow time for additional analysis, agency coordination, and public engagement. Initiating this discussion now positions Monument to align future decisions with its Comprehensive Plan, infrastructure constraints, and

community values while maintaining transparency, predictability, and long-term planning defensibility.

Staff Recommendation.

Staff recommends that the Planning Commission and Town Council provide direction to staff to continue researching data center development and associated land use considerations, and to incorporate specific provisions addressing this use as part of the forthcoming update to Chapter 18 of the Town's Land Development Code. This approach would allow staff to proactively evaluate best practices, regulatory frameworks, and performance standards adopted by peer communities, while ensuring that any future policy direction is thoughtfully aligned with the Town's Comprehensive Plan, infrastructure capabilities, and community goals.

Continued research will enable staff to assess the potential land use, infrastructure, utility, environmental, and community impacts associated with data center development, as well as to evaluate whether and under what conditions such uses may be appropriate within Monument. Integrating this work into the broader Chapter 18 update will provide an efficient and coordinated framework for addressing data centers within the Town's zoning and development regulations, rather than relying on ad hoc determinations or reactive policy responses.

Staff further recommends this approach to allow adequate time for public engagement, interdepartmental coordination, and policy analysis, ensuring that any proposed code amendments are comprehensive, transparent, and tailored to the Town's long-term planning objectives. This strategy positions the Town to address emerging development trends while maintaining consistency, predictability, and defensibility in its land use regulations.

Attachments.

- Attachment 1 – Regulation of Data Centers in the Town of Monument
Initial Research Report

Regulation of Data Centers in the Town of Monument

Initial Research Report

Limitations of This Initial Report

This report is intended as an initial planning-level analysis of data center facilities as a potential land use within the Town of Monument. It is not a recommendation for approval or denial of any specific project, nor does it propose a final regulatory framework. Instead, the purpose of this document is to inform future policymaking by identifying potential land use, infrastructure, fiscal, and community considerations associated with data center development. Additional technical analysis and public engagement would be required prior to the adoption of any zoning or regulatory changes.

I. Purpose and Scope

Across the Front Range, communities are seeing growing interest in data center development driven by the expansion of cloud computing, artificial intelligence, and increasing digital service demands. At present, the Town of Monument does not explicitly address data centers in the Land Development Code, creating uncertainty about how these facilities would be classified and reviewed if proposed. Proactively evaluating this land use would help ensure consistency with the Town's Comprehensive Plan and growth management goals, protect limited public infrastructure resources, and provide greater predictability for residents, decision-makers, and potential applicants. This report provides an initial look at data centers as a land use within the context of Monument's existing utilities, land use patterns, small-town character, and regional trends. The longer-term goal of evaluation of this is to guide data center siting while aligning with economic, sustainability and community development goals.

II. Overview of Data Centers as a Land Use

Data centers are facilities designed to house computer servers and related infrastructure used to process, store, and transmit digital information, and they may serve a single organization, host multiple clients, support large-scale cloud or artificial intelligence platforms, or operate as smaller facilities intended to reduce data latency. Physically, data centers are generally large buildings with low human occupancy, extensive mechanical and electrical systems, continuous 24-hour operations, and relatively limited on-site employment when compared to their overall building size. However, there are several emerging data center types not to be forgotten that include collocation in office buildings and micro-centers that can be 10,000sf called "edge" centers.

Unlike traditional industrial uses, data centers generate minimal truck traffic once they are operational, however, they consume significant amounts of electricity primarily to power servers, cooling systems, and backup generators, with projections indicating their energy use could rise dramatically in the coming years. Because Monument Land Development Code does not currently have the use clearly defined or have Use Specific Standards in place to mitigate effects, this could lead to challenges in applying development standards related to noise, buffering, building mass, and utility impacts. This use would likely be located in the Industrial zoning districts at this time without additional zoning parameters in place.

III. Infrastructure and Utility Impacts

A. Electricity

Electricity demand is typically the most significant infrastructure impact associated with data centers. Even mid-sized facilities can require power loads equivalent to thousands of residential units. These demands often necessitate dedicated substations, transmission upgrades, and long-term service agreements with electric utilities.

The Town of Monument is served by Mountain View Electric Association (MVEA), a not-for-profit, member-owned electric cooperative that operates a rural and semi-rural electric distribution system designed primarily to serve residential, agricultural, and small to mid-scale commercial loads, rather than large, industrial-scale users. MVEA's system capacity is shaped by the cooperative's large geographic service area, low customer density, and reliance on regional power supply and transmission providers.

Data Centers are large-load electric customers that pose challenges related to grid capacity, system reliability, and equitable cost sharing, particularly when infrastructure upgrades required for a single use may affect other ratepayers. These concerns are heightened in smaller markets, where electrical infrastructure typically offers less redundancy and flexibility.

B. Water

Although some newer facilities utilize air-cooled or hybrid cooling systems, many data centers still consume significant amounts of water for cooling and equipment operation. Water use is continuous rather than seasonal and may include consumptive losses depending on system design.

The Town of Monument's municipal water system relies on wells drawing from Denver Basin aquifers and has a finite production capacity serving an established customer base. In the context of ongoing drought conditions and long-term water supply planning, high-volume industrial water users raise important questions regarding sustainability, priority of use, and growth allocation.

C. Wastewater and Stormwater

Data center cooling processes may generate wastewater through system blowdown, which can contain treatment chemicals requiring careful management. Large building footprints also increase impervious surface area, potentially affecting stormwater runoff, drainage infrastructure, and downstream water quality.

D. Fire Protection, Emergency Management, and Public Safety

Data centers present unique public safety considerations that differ from traditional commercial or industrial uses. These facilities commonly contain lithium-ion battery systems, diesel backup generators, and on-site fuel storage to ensure uninterrupted operation. Fire suppression systems often use clean agents rather than water, which may influence emergency response strategies. Monument's location within a Wildland-Urban Interface and its reliance on regional fire protection services highlight the importance of understanding whether existing emergency response capacity, training, and infrastructure are sufficient to support this type of development.

E. Decommissioning and End-of-Life Issues

Data center buildings are highly specialized and may be difficult to adapt to other uses once vacated. In addition, dedicated utility infrastructure constructed to serve a facility could become stranded if the use ceases operations.

Decommissioning considerations include removal of hazardous materials, fuel storage systems, and battery infrastructure. Some communities address this risk through financial securities or bonding requirements to ensure site restoration and infrastructure mitigation.

IV. Land Use and Community Compatibility

Data centers generally require large sites with reliable access to utilities and significant setbacks from sensitive land uses. Potential compatibility issues include mechanical noise from cooling systems, generator testing, building scale, and visual impacts.

Monument's development pattern includes established residential neighborhoods, open space, and proximity to forested lands. Ensuring appropriate buffering, building design, and location relative to residential uses is critical to maintaining community character and minimizing land use conflicts. Require the buffer area to be transformed into a public green space including defined elements

V. Fiscal Impacts and Economic Development Considerations

Data centers often contribute substantial property tax revenue due to the high value of buildings and equipment. However, they typically generate minimal sales tax and require relatively few long-term employees compared to their physical size and infrastructure demands.

From a fiscal perspective, communities must weigh property tax benefits against:

- Utility infrastructure costs,
- Emergency service demands,
- Limited local employment opportunities.

For a town like Monument, which emphasizes balanced growth and fiscal stewardship, understanding net fiscal impacts is essential.

Other options that could be considered include incentives or disincentives that could impact design such as tax incentives. These tax abatements could be paired with a community benefit option that would be captured in the Development Agreement. These benefit tradeoffs could include needed infrastructure, investment in Downtown development or parks and trails.

From an economic standpoint, newer edge data centers will produce relatively few permanent jobs per square foot. However, they often generate more in property tax revenue than it costs for the local government to provide services. Many states are now vying to attract data centers through tax incentives. In April, Arizona's governor announced new legislation that establishes incentives to foster growth in the sector that builds off recent economic successes.

VI. Public Perception and Community Values

Recent data center proposals along the Front Range have generated significant public concern, particularly related to water use, electricity demand, noise, and perceived incompatibility with surrounding neighborhoods. These responses underscore the importance of transparency, early public engagement, and clear regulatory expectations.

Monument has consistently emphasized its small-town identity, quality of life, and natural setting. Any consideration of new high-intensity infrastructure uses must account for these community values and the expectations of residents.

VII. Front Range Case Studies

A. Municipalities with Moratoria

Several Front Range jurisdictions, including Larimer County and the City and County of Denver, have been evaluating new data center development. The City and County of Denver is scheduled to consider a temporary moratorium on its May 18 agenda, and Larimer County has adopted a moratorium currently in effect through August 2026. These moratoria were enacted to allow time for further research, public input, and the development of tailored land use regulations in response to rapid growth and community concerns.

B. Municipalities Allowing Data Centers with Regulation

While recent community discussions have proposed a moratorium, Colorado Springs, allows data centers under existing zoning frameworks, provided such facilities are sited in the Industrial or Heavy Commercial zones.

VIII. Next Steps and Timing

At this time, the Town of Monument is not anticipating any applications for new data center development. Staff further notes that, even if a proposal were submitted, issuance of a utility will-serve letter would be unlikely, as the Town does not currently have sufficient utility capacity to support the level of service demands associated with such a development.

As consideration of this issue continues, the Town may, in the future, wish to evaluate potential regulatory pathways.

Potential regulatory approaches include:

- **Use by Right with Use Specific Standards.** By making data centers a distinct and defined use, Monument would ensure clear zoning requirements are well defined for owners and builders, as well as for Town staff and elected officials. Without clear zoning requirements, Monument will be dependent on ad hoc use determinations and review processes that would lead to unpredictable decisions. At a minimum, a use definition will address requirements for the different types of data centers.
- **Data Center Overlay.** This could be considered as done in Loudoun County Virginia, Chandler and Mesa Arizona as well as Prince William County Virginia. This would require Planning Commission recommendation and Council review and approval. The Overlay would require supported by the Comprehensive and approval of such use in the overlay would include special performance standards addressing noise, water use, energy efficiency, and site design elements such as landscaping, buffering and setbacks, noise mitigation, screening, building facades, and emergency access.
- **Conditional Use approval.** Allowing data centers only through a conditional use process including public hearing with Planning Commission and Town Council. Such Conditional Use would need to meet existing review criteria for Conditional Uses which require consistency with the Comprehensive Plan and consistency with Use Specific Standards.
- **Adopting a temporary moratorium.** The Town could consider adopting a temporary moratorium on data center development to allow additional time for policy analysis, regulatory updates, and public engagement prior to establishing permanent development standards.

IX. Initial Findings and Recommended Next Steps

Initial review suggests that data centers represent a land use with disproportionate infrastructure and resource demands relative to employment and day-to-day activity. Prior to permitting such uses, the Town of Monument may wish to:

1. Conduct coordinated utility capacity assessments. Utility Roundtable in the works highlighting energy and water.
2. Engage regional partners and review agencies to discuss capacity and concerns.
3. Engage fire protection and emergency service providers.
4. Review best practices from peer communities.
5. Engage the public early in the policy development process.
6. Determine whether interim regulatory action is appropriate. This may include the noted temporary moratorium.

Staff Recommendation.

Staff recommends that the Planning Commission and Town Council provide direction to staff to continue researching data center development and associated land use considerations, and to incorporate specific provisions addressing this use as part of the forthcoming update to Chapter 18 of the Town's

Land Development Code. This approach would allow staff to proactively evaluate best practices, regulatory frameworks, and performance standards adopted by peer communities, while ensuring that any future policy direction is thoughtfully aligned with the Town's Comprehensive Plan, infrastructure capabilities, and community goals.

Continued research will enable staff to assess the potential land use, infrastructure, utility, environmental, and community impacts associated with data center development, as well as to evaluate whether and under what conditions such uses may be appropriate within Monument. Integrating this work into the broader Chapter 18 update will provide an efficient and coordinated framework for addressing data centers within the Town's zoning and development regulations, rather than relying on ad hoc determinations or reactive policy responses.

Staff further recommends this approach to allow adequate time for public engagement, interdepartmental coordination, and policy analysis, ensuring that any proposed code amendments are comprehensive, transparent, and tailored to the Town's long-term planning objectives. This strategy positions the Town to address emerging development trends while maintaining consistency, predictability, and defensibility in its land use regulations.

Sources:

American Planning Association - [Data Centers Evolved: A Primer for Planners](#)

National League of Cities - [Data-Centers-Fact-Sheet-3.pdf](#)

City and County of Denver (Presentation) - [Bill 26-0431](#)

North Dakota State University - [Data Center Regulation in the United States](#)

LightBox Insight - [Zoning and Land Use Considerations for Data Centers](#)

Regulation of Data Centers in the Town of Monument

Initial Report

Staff Presentation

Planning Commission – May 13, 2026



Purpose and Scope.



- Increased regional interest in data center development is driven by growth in cloud computing, AI, and digital service demand.
- Monument's Land Development Code does not currently define or regulate data centers, creating uncertainty in review and classification.
- Proactive evaluation can support Comprehensive Plan goals, protect limited infrastructure capacity, and provide regulatory predictability.



Overview of Data Centers as a Land Use.

- Data centers house servers and infrastructure that process, store, and transmit digital information, including cloud, AI, colocation, and small-scale “edge” facilities.
- Facilities are typically large, operate 24/7, and rely on extensive mechanical and electrical systems with relatively low on-site employment.
- Ongoing truck traffic is minimal, but utility demands, especially electricity and cooling, are significant.
- The Monument Land Development Code does not currently define data centers or establish use-specific standards, creating potential challenges related to noise, buffering, building mass, and utility impacts; such uses would likely locate in industrial zoning districts.



Infrastructure and Utility Impacts.

A. Electricity

- Data centers have extremely high-power demands; even mid-sized facilities can require loads equivalent to thousands of residential units.
- Large-load customers may raise concerns related to grid reliability, infrastructure upgrades, and cost impacts in communities with limited electrical redundancy.



B. Water

- Many data centers require continuous water use for cooling, with potential consumptive losses depending on system design.
- Monument's finite groundwater-based water supply raises questions related to long-term sustainability, growth allocation, and priority of use.



Infrastructure and Utility Impacts.

C. Wastewater and Stormwater

- Cooling system blowdown may generate wastewater containing treatment chemicals requiring careful management.
- Large building footprints increase impervious surfaces, potentially affecting stormwater runoff, drainage systems, and downstream water quality.

D. Fire Protection, Emergency Management, and Public Safety

- Data centers often include battery systems, fuel storage, and backup generators that introduce specialized fire and life-safety considerations.
- Monument's Wildland Urban Interface location and reliance on regional responders highlight the need to assess emergency response capacity and training.



Infrastructure and Utility Impacts.

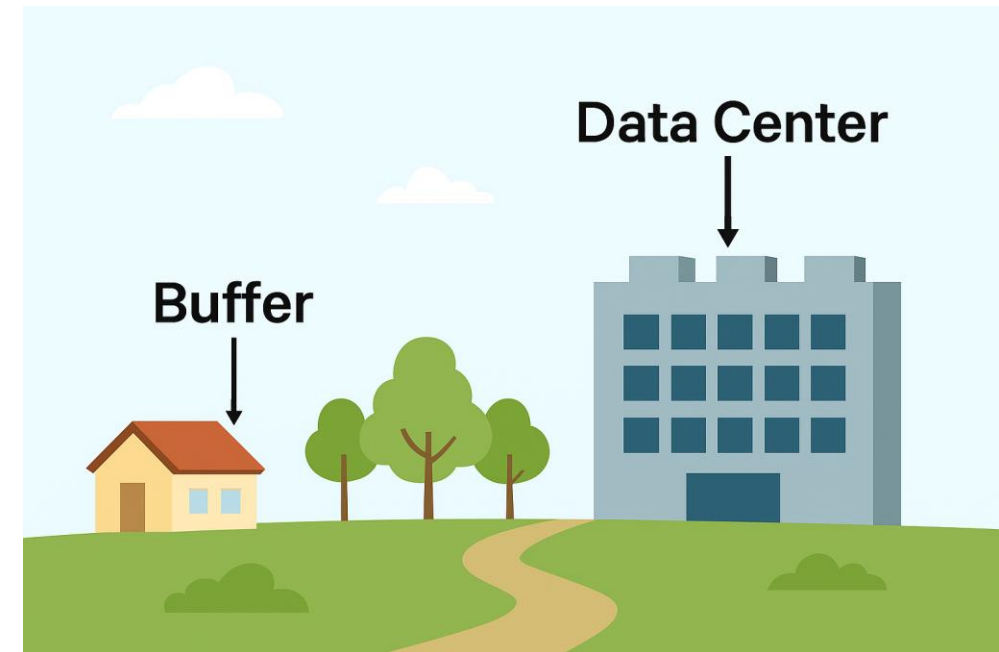
Decommissioning and End-of-Life Considerations

- Data center facilities are highly specialized, and utility infrastructure built to serve them may become stranded if operations cease.
- Decommissioning may require removal of hazardous materials and energy systems, sometimes addressed by bonding or financial security requirements.

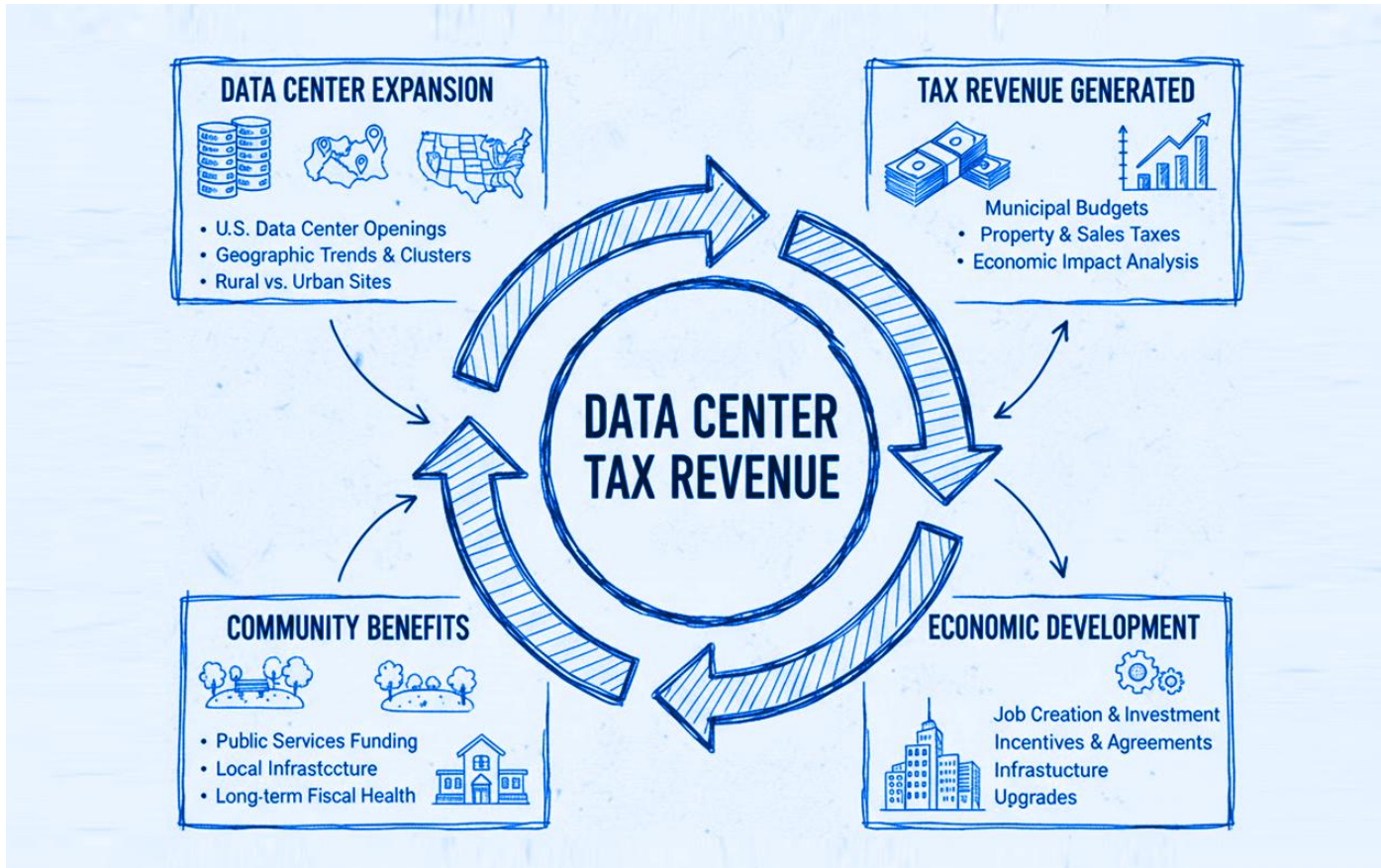


Land Use and Community Compatibility.

- Data centers require large sites and separation from residential and sensitive land uses.
- Noise, building scale, and visual impacts are primary compatibility considerations.
- Monument's residential character and open spaces require careful siting and design.
- Buffer areas should function as public greenspace with defined landscape and screening elements



Fiscal Impacts and Economic Considerations.



- Generate high property tax revenue, but limited sales tax and long-term employment.
- Communities must balance tax benefits against utility upgrades, emergency services, and infrastructure costs.
- Incentives or abatements may be paired with community benefits through development agreements.
- Edge data centers create few jobs but often deliver a net fiscal benefit; many states now compete for this sector.



Public Perception and Community Values.

- Front Range data center proposals have generated public concern regarding water use, energy demand, noise, and neighborhood compatibility.
- These concerns emphasize the importance of clear regulations, transparency, and early public engagement.
- Monument's strong commitment to a small-town character, quality of life, and natural setting must guide any consideration of high-intensity infrastructure use



Front Range Case Studies.

Municipalities with Moratoria

Several Front Range jurisdictions, including Larimer County and the City and County of Denver, have been evaluating new data center development. The City and County of Denver is scheduled to consider a temporary moratorium at its May 18 meeting, and Larimer County has adopted a moratorium currently in effect through August 2026.

Municipalities Allowing Data Centers with Regulation

While recent community discussions have proposed a moratorium, Colorado Springs, allows data centers under existing zoning frameworks, provided such facilities are sited in the Industrial or Heavy Commercial zones.



Next Steps and Timing - Regulatory Options.

Use by Right with Use Specific Standards.

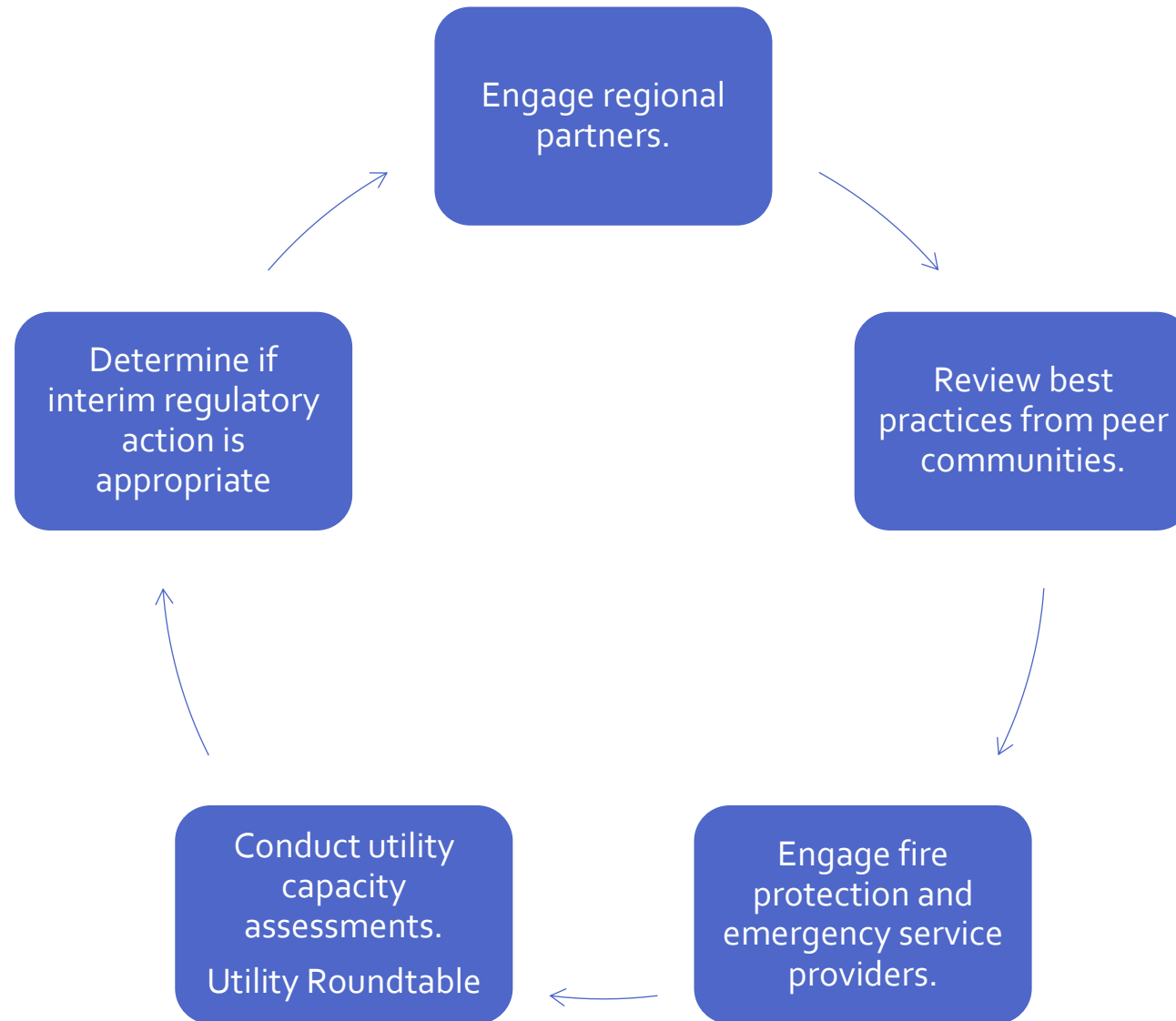
Data Center Overlay.

Conditional Use Approval.

Adopting a Temporary Moratorium.



Initial Findings and Recommended Next Steps.



Staff Recommendation.

- Direct staff to continue researching data center development and land use implications.
- Incorporate data center–specific provisions into the upcoming Chapter 18 Land Development Code update, informed by peer communities and best practices.
- Ensure future regulations align with the Comprehensive Plan, infrastructure capacity, community values, and long-term planning objectives.





STAFF REPORT

TO: Planning Commission
FROM: Jenna Gorney, Senior Planner
DATE: May 13, 2026
SUBJECT: Rezone of the Beacon Lite Road Water Tank Site [Public Hearing]

Applicant's Information.

The Town of Monument
645 Beacon Lite Road
Monument Colorado 80132

Property Location.

East side of Beacon Lite Road

LOT 1,
TOWN OF MONUMENT BEACON LITE WATER TANK
SUBDIVISION EXEMPTION, ACCORDING TO THE
PLAT THEREOF, RECORDED DECEMBER 19, 2025
UNDER RECEPTION NO. 215715633 COUNTY OF EL
PASO, STATE OF COLORADO.

Property Size.

Roughly 1.5 Acres

Zoning Designation.

El Paso County C-1

Surrounding Property Information.

County Zoned Properties, RR-5 and C-1 designations

Requested Action(s).

1. A request to zone the roughly 1.5 acre property commonly known as the Beacon Lite Water Tank Site, to the Public (P) zone district.

Executive Summary. On December 23, 2025 the Town completed the annexation of the subject lot commonly known as the Beacon Lite Water Tank site and defined by the legal description attached. Following the successful annexation, the Town seeks to zone the subject property to Public as appropriate for its existing use.

Public Notice. Pursuant to [Chapter 18 - Land Development Code, Section 18.01.260.D and Table 1.2](#), which requires a public notice at least fifteen (15) days prior to any public hearing for a land use change, be mailed to property owners with 500 feet and posted on the property. The Town has completed the notice requirements.

Staff Report – Beacon Lite Water Tank Rezone page 2

May 13, 2026

History/Background. The Beacon Lite Road Water Tank Site has long served a critical role in supporting the Town of Monument’s public water infrastructure, providing essential storage and pressure regulation for the municipal water system. Recognizing the long-term importance of this facility, the Town undertook a comprehensive and strategic effort to secure ownership, access, and control of the site through a series of coordinated land acquisitions and easements. This process was intentionally structured to ensure the Town’s ability to operate, maintain, and improve the facility in a manner consistent with public health, safety, and service reliability goals.

With the completion of these acquisitions and the annexation of the property into the Town limits, the Beacon Lite Road Water Tank Site transitioned from a county-regulated parcel to a municipal asset subject to the Town of Monument’s land use authority. Annexation was completed on March 16, 2026 via Ordinance 04-2026. Because annexed properties are not automatically assigned a zoning designation, a zoning action is required to formally establish the zone district for the property and its allowable uses under the Land Development Code.

Pursuant to Colorado Revised Statutes § 31-12-115(2), the Town is required to apply zoning to newly annexed property within ninety (90) days of the effective date of annexation. Ordinance No. 04-2026, which approved the annexation of the subject lot and a portion of Beacon Lite Road, became effective on March 26, 2026, ten (10) days following its final publication. Provided that zoning for the subject property is established by June 24, 2026, the Town will be in compliance with State statutory requirements.

The proposed rezoning to the Public zoning district is intended to align the property’s zoning with both its existing and planned use as a municipal water facility and the Town’s adopted Land Use Designations.

Municipal Land Development code section 18.03.255 describes the Public (P) zone district as intending to provide for property devoted to public and quasi-public buildings and facilities specifically designed to accommodate government-owned and operated facilities that serve a public purpose, including utilities, infrastructure, and essential services.

Per LDC Section 18.07, a municipal water tank is defined as an Essential Service and per Section 18.03.380, District Uses, the Essential Services use is a permitted use in the Public zone district.

Zoning the property Public ensures long-term compatibility with the surrounding regulatory framework, protects the site from incompatible development pressures, and provides a clear and consistent land use classification that supports the continued operation and future improvements of this critical water infrastructure.

Additional Project Details. While a contract is in place with El Paso County for completion of improvements to Beacon Lite Road, no on-site work is proposed for the subject lot as part of this effort. The existing water tank will remain in place and continue to operate as it does today.

ANALYSIS AND FINDINGS

18.03.140.D – Rezoning evaluation criteria for consideration

The Planning Commission and Town Council may consider the following evaluation criteria in considering rezoning applications:

1. *The compatibility of the rezoning proposal with the surrounding zone districts and land uses in the vicinity of the site of the rezoning, including the characteristics of the existing neighborhood, the applicable area and bulk requirements, and the suitability of the site for development in terms of on-site characteristics.*
 - a. The water tank use is an existing long-standing use on the subject lot. As no changes are proposed to the site, the use is considered compatible with the surrounding neighborhood and area and remains suitable for the property.
2. *The impacts of the rezoning upon expected traffic generation and road safety availability of on-site and off-site parking and the availability of adequate utility services and street access on the site.*
 - a. Traffic to and from the site is expected to remain minimal, as the intensity and use of the property are not proposed to change as part of the rezoning action.
3. *That the land proposed for rezoning, or adjacent land, has changed or is changing to a degree such that it is in the public interest and consistent with the intent, purpose and provisions of this chapter to encourage different densities or uses within the land in question.*
 - a. The density, intensity and use are not changing.
4. *That the proposed rezoning is needed to provide land for a demonstrated community need or service and such rezoning will be consistent with the goals, objectives and policies contained within the Comprehensive Plan.*
 - a. While the proposed Public (P) Zone District does not strictly align with the 2017 Future Land Use Map designation of Business Campus (BC), the request is consistent with the broader goals and policies of the 2017 Comprehensive Plan. The Future Land Use Map is intended to serve as a general planning guide and anticipates flexibility for municipal and public service facilities. The proposed zoning designation of Public for the municipal water tank property following annexation is consistent with the goals and policy framework of the Town of Monument 2017 Comprehensive Plan in the following ways:

First, the Plan identifies water and sewer infrastructure as a key element of community planning, recognizing that reliable utility systems are essential to supporting current residents and accommodating future growth. Maintaining the existing water tank use under a Public zoning designation supports this objective by ensuring that critical municipal infrastructure remains protected and appropriately zoned for long-term utility service.

Second, the Comprehensive Plan emphasizes compatible land use patterns and orderly development within the Town. Because the property currently functions as a municipal water facility and no changes to the use or intensity of the site are proposed, designating the property as Public zoning accurately reflects the existing

use of the site and ensures that zoning aligns with the property’s operational purpose.

Finally, the Comprehensive Plan promotes the efficient delivery of municipal services and infrastructure necessary to serve the community. Retaining the water tank as a public utility use helps maintain the Town’s water system infrastructure and supports the Plan’s broader objective of providing reliable public services to residents and businesses

5. *That the existing zoning classification currently recorded on the Official Zoning Map is in error.*
 - a. The existing zoning classification is not in error. The property was not subject to the Town of Monument’s land use jurisdiction until the approval and effective date of its annexation.
6. *That the proposed rezoning is in conformance, or will bring the property into conformance, with the Comprehensive Plan goals, objectives and policies, and other related policies or plans for the area.*
 - a. See above response in section 4.a.
7. *That adequate infrastructure/facilities are available to serve the type of uses allowed by the change of zoning, or that the applicant will upgrade and provide such where non-existent or under capacity.*
 - a. No current change to the existing use is planned with the rezoning action.
8. *The impacts of the rezoning upon expected traffic generation and road safety, availability of onsite and off-site parking and the availability of adequate utility services and street access to the site.*
 - a. See above response in section 2.a.

Findings of Fact and Staff Recommendation

After reviewing the request for rezoning, the following finding of fact has been made:

- The request has met the applicable criteria identified in Section 18.03.140 D of the Land Development Code. Therefore, Staff recommends approval of the request.

Recommended Action.

A motion to recommend Approval of the Town Initiated request to zone the property commonly known as the Beacon Lite Water Tank Site Public (P) zoning district as supported by the referenced documents and the Finding of Facts listed in the staff report.

Attachments.

- Attachment 1 – Location Map and Future Land Use Map. [[link](#)]
- Attachment 2 – Public Hearing Notice. [[link](#)]
- Attachment 3 – Legal Description [[link](#)]
- Attachment 5 – Resolution No. 02-2026 [[link](#)]
- Attachment 6 – Resolution No. 08-2026. [[link](#)]

Staff Report – Beacon Lite Water Tank Rezone page 5
May 13, 2026

- Attachment 7 – Resolution No. 17-2026 [[link](#)]
- Attachment 8 – Ordinance No. 04-2026 [[link](#)]

Beacon Lite Road Water Tank Rezoning

Staff Presentation

Planning Commission Meeting – 5/13/2026



INTRODUCTION

Following completion of a multi-year land and easement acquisition effort, the Town annexed the Beacon Lite Water Tank Site and a portion of Beacon Lite Road into the Town limits through Ordinance No. 04-2026, which became effective on March 26, 2026. Annexation brought the property under the Town's land use authority but did not automatically assign a zoning designation.

As required by State statute, the Town is now seeking to apply zoning to the annexed property. The proposed rezoning to the Public (P) Zone District would formally establish zoning that is consistent with the site's long-standing and continued use as a municipal water facility and supports ongoing operation and future infrastructure improvements.



PUBLIC HEARING NOTICE



Beacon Lite Road Water Tank Site Rezone
Rezone

AFFIDAVIT – POSTED NOTICE Rezone

I, Jenna Gorney, (print name) as the owner authorized agent, (check one) for the Beacon Lite Water Tank Site on Beacon Lite Road, in the Town of Monument, El Paso County, Colorado do hereby attest that I installed, ONE sign along Beacon Lite Road, facing out to traffic, in compliance with Town Code Section 18.01.260-Public notice requirements, E. Posted Notice. on April 28, 2026, which is at least 15 days prior to the public hearing, scheduled for Planning Commission on May 13, 2026, and Town Council on June 1, 2026, for the proposed Beacon Lite Road Water Tank Site.

Signed: Jenna Gorney
Print Name: Jenna Gorney
Owner/Authorized Agent (circle one)

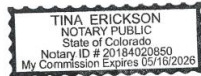
State of Colorado
County of El Paso:

Sworn and subscribed to before me, a Notary Public, by Jenna Gorney, this 20 day of April, 2026, who is either personally known to me or who has produced Utah Drivers License as identification.

My Commission Expires: 05/16/2026

Notary Public for the State of Colorado

Print Name: Tina Erickson
Tina Erickson



Beacon Lite Road Water Tank Site
Rezone

AFFIDAVIT – MAILING Rezone

I, Jenna Gorney, (print name) as the owner authorized agent, (check one) for the Beacon Lite Water Tank Site on Beacon Lite Road, 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 17th day of April, 2026, 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 **Beacon Lite Water Tank Site**, giving notice of forthcoming public hearings for Planning Commission on May 13, 2026 and Town Council on June 1, 2026 in compliance with Town Code Section 18.01.260-Public notice requirements., F. Mailed notice. on April 28th, 2026, which is at least 15 days prior to the date of the hearings.

Signed: Jenna Gorney
Print Name: Jenna Gorney
Owner/Authorized Agent (circle one)

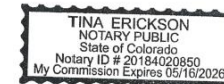
State of Colorado
County of El Paso:

Sworn and subscribed to before me, a Notary Public, by Jenna Gorney, this 20 day of April, 2026, who is either personally known to me or who has produced Utah Drivers License as identification.

My Commission Expires: 05/16/2026

Notary Public for the State of Colorado

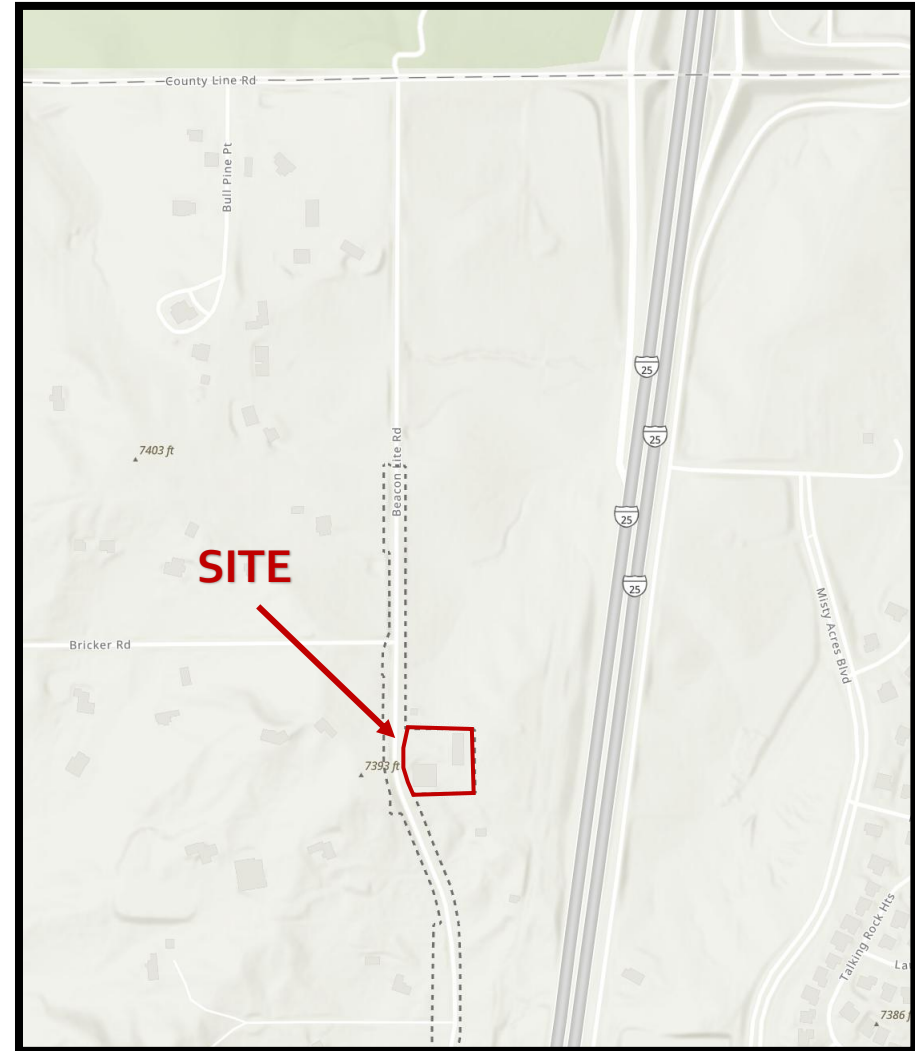
Print Name: Tina Erickson
Tina Erickson



REQUEST

- **Property Owner** – The Town of Monument
- **Location** -
18650 West Highway 105
Monument, CO 80132
- **Request** - Approval of the
 - Rezoning

LOCATION MAP



SURROUNDING ZONING AND LAND USE

- **Subject Property:** Beacon Lite Water Tank Site
- **North** – Commercial C1 (El Paso County)
- **East** – Commercial C1 (El Paso County)
- **South** – Residential and Commercial RR5, C1 (El Paso County)
- **West** – Residential RR5 (El Paso County)



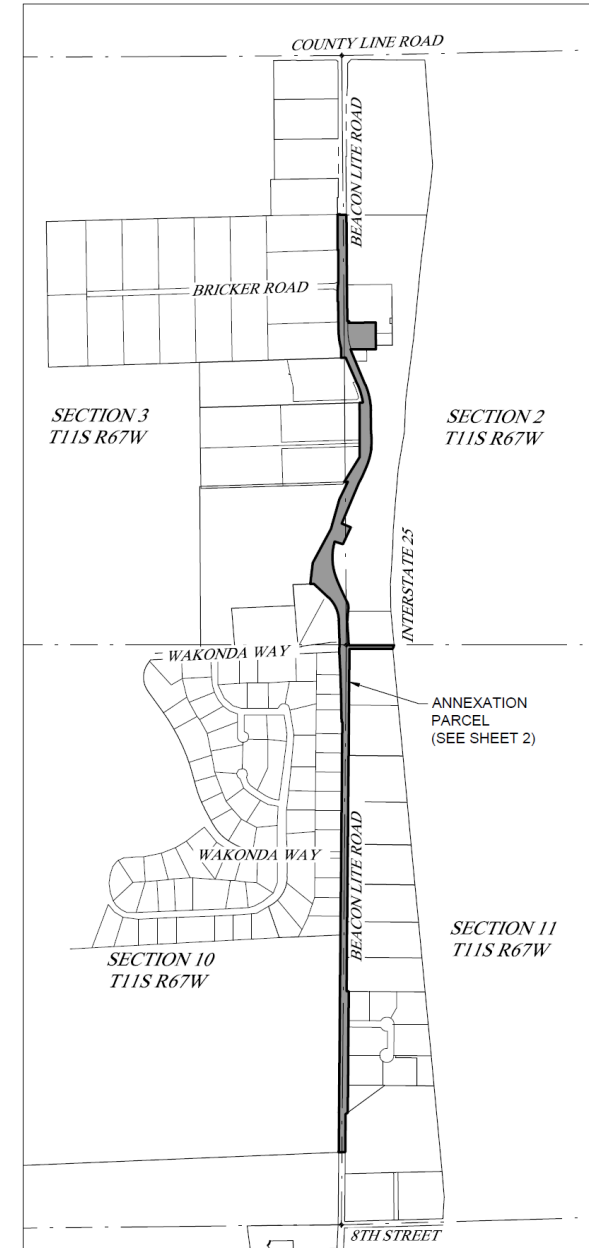
ANNEXATION AND ZONING CONTEXT

Annexation

- **Resolution No. 02-2026:** Authorizing Petition for Annexation
- **Resolution No. 08-2026** – Initiating Annexation Proceedings
- **Resolution No. 17-2026** – Findings of fact and Conclusions
- **Ordinance No. 04-2026** – Annexation Ordinance

Rezone (current step)

- **Resolution No. XX-2026** – Ordinance Approving the Zoning



VICINITY MAP
1"=800'



ANNEXATION AND ZONING CONTEXT

- **§18.03.255 - Public (P) zone district**
 - *intended to provide for property devoted to public and quasi-public buildings and facilities specifically designed to accommodate government owned and operated facilities that serve a public purpose, including utilities, infrastructure, and essential services.*
- **§18.07 - Essential Services**
 - *a municipal water tank use is defined as an Essential Service*
- **§18.03.380 - District Uses**
 - *Essential Service is a permitted (P) use in the Public zone district*



ANALYSIS AND FINDINGS – Rezoning Criteria §18.03.140 D.

1. *The compatibility of the rezoning proposal with the surrounding zone districts and land uses in the vicinity of the site of the rezoning, including the characteristics of the existing neighborhood, the applicable area and bulk requirements, and the suitability of the site for development in terms of on-site characteristics.*
2. *The impacts of the rezoning upon expected traffic generation and road safety availability of on-site and off-site parking and the availability of adequate utility services and street access on the site.*
3. *That the land proposed for rezoning, or adjacent land, has changed or is changing to a degree such that it is in the public interest and consistent with the intent, purpose and provisions of this chapter to encourage different densities or uses within the land in question.*
4. *That the proposed rezoning is needed to provide land for a demonstrated community need or service and such rezoning will be consistent with the goals, objectives and policies contained within the Comprehensive Plan.*
5. *That the existing zoning classification currently recorded on the Official Zoning Map is in error.*
6. *That the proposed rezoning is in conformance, or will bring the property into conformance, with the Comprehensive Plan goals, objectives and policies, and other related policies or plans for the area.*
7. *That adequate infrastructure/facilities are available to serve the type of uses allowed by the change of zoning, or that the applicant will upgrade and provide such where non-existent or under capacity.*
8. *The impacts of the rezoning upon expected traffic generation and road safety, availability of onsite and off-site parking and the availability of adequate utility services and street access to the site.*



ANALYSIS AND FINDINGS – Rezoning Criteria §18.03.140 D.

1. *The compatibility of the rezoning proposal with the surrounding zone districts and land uses in the vicinity of the site of the rezoning, including the characteristics of the existing neighborhood, the applicable area and bulk requirements, and the suitability of the site for development in terms of on-site characteristics.*

a. The water tank use is an existing long-standing use on the subject lot. As no changes are proposed to the site, the use is considered compatible with the surrounding neighborhood and area and remains suitable for the property.



Legend

Town Border (APR 2026)

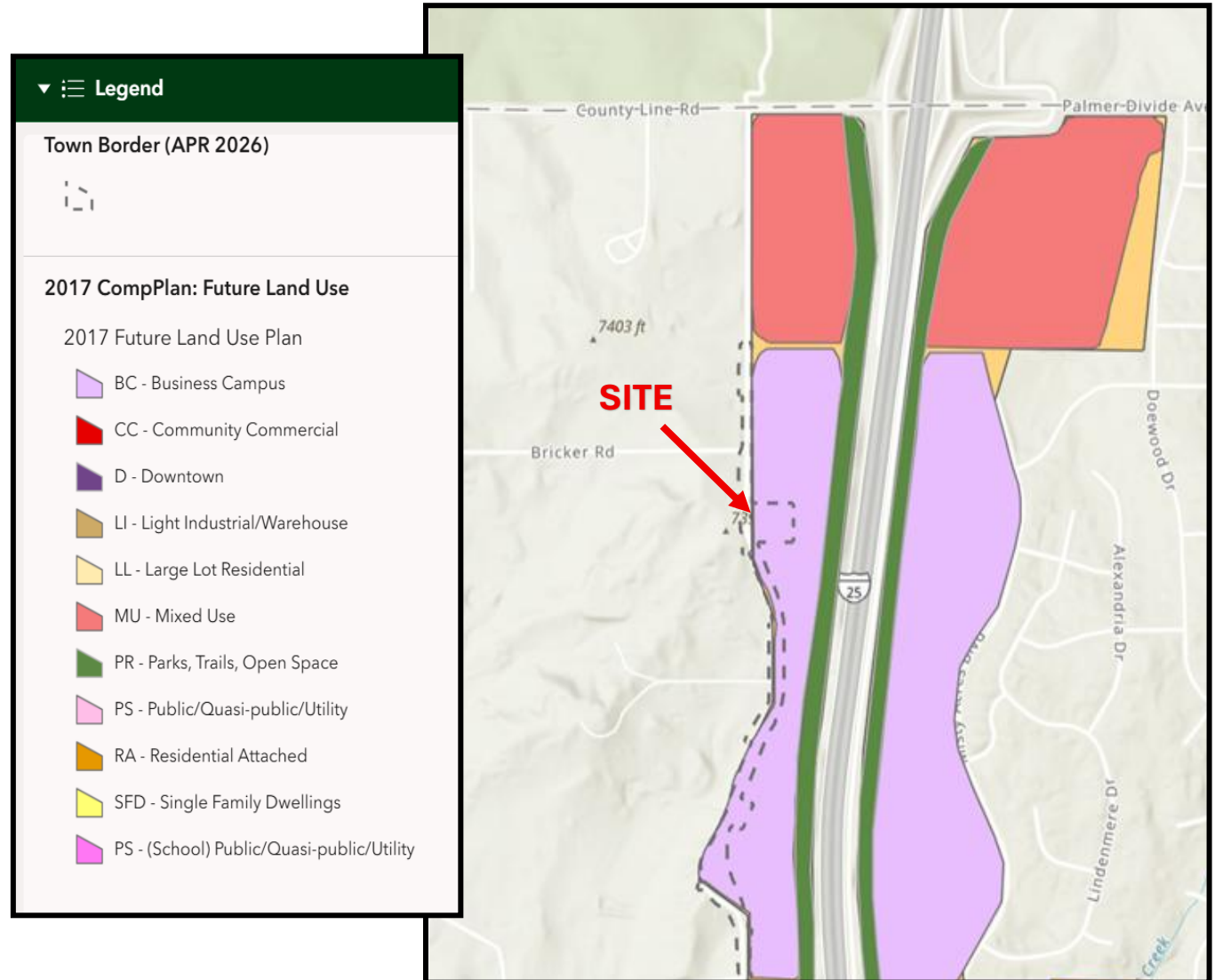
Official Zoning Map (MAR 2026)

- LLR: Large Lot Residential
- SFD-1: Single-Family Detached Low Density
- SFD-2: Single-Family Detached Medium Density
- RA: Residential Attached
- MHP: Mobile Home Park
- CC: Commercial Center
- DB: Downtown Business
- LI: Light Industrial
- P: Public
- RP-PRD-2: Planned Residential District–Estate
- RP-PRD-4: Planned Residential District–Single-family
- RP-PRD-6: Planned Residential District–Single-family
- RP-PRD-10: Planned Residential District–Multiple Family
- RP-PMD: Planned Multi-Use Development District
- RP-PCD: Planned Commercial Development District



ANALYSIS AND FINDINGS – Rezoning Criteria §18.03.14o D.

4. That the proposed rezoning is needed to provide land for a demonstrated community need or service and such rezoning will be consistent with the goals, objectives and policies contained within the Comprehensive Plan.



FINDING OF FACTS & STAFF RECOMMONDATION

1. The existing use of the property as a municipal water tank is defined as an Essential Service per the Monument Municipal Land Development Code section 18.07
2. The proposed zone district of Public permits the Essential Service use by right.
3. Neither the use of the subject lot nor the intensity, are intended to change as a part of this rezone action.
4. The request has met the applicable criteria identified in Section 18.03.140 D of the Land Development Code.

Therefore, Staff recommends approval of the request.



RECOMMENDED ACTION

Recommended Action.

A motion to recommend Approval of the Town Initiated request to zone the property commonly known as the Beacon Lite Water Tank Site Public (P) zoning district as supported by the referenced documents and the Finding of Facts listed in the staff report

