

ing is Proposed Development (PD), for which the board could then designate specific land uses in the PD sketch plan. In the February issue of OCN, reporter Kate Pangelinan outlined the types of businesses proposed within the new PD zoning for this site. See www.ocn.me/v18n2.htm#mpc

Coopman was concerned about the broadness of the business categories allowed to exist in the business park. Barlow said the board and Planning Commission would have to define these categories more specifically within the town municipal code, rather than have her client dictate the definitions to the board.

Trustee Dennis Murphy confirmed that water and sanitation will be provided by Triview Metro District. Black Hills Energy will provide gas, and Mountain View Electric Association (MVEA) will provide electrical to the site.

During public comments, Terri Hayes, president and CEO of the Tri-Lakes Chamber of Commerce, Economic Development Corp. and Visitor Center said she supported the Conexus development be-

cause she felt the town needs more jobs near where people live. Resident Cheri Hysell voiced concerns about the future land uses.

Monument Ridge Planned Development

The ordinance for a sketch plan amendment to the Monument Ridge Planned Development passed 4-2. This property is about 10 acres at the southeast corner of Struthers and Baptist Roads. This ordinance was denied by the Planning Commission by a 3-3 vote at its Jan. 24 meeting. See www.ocn.me/v18n2.htm#mpc.

The developer requested an amendment to the PD sketch plan, which designated the land use as commercial, in order to build 16 to 20 multi-family dwellings on four lots. After Jones provided an overview of the plan, Elliott asked if the homes would be apartments for rent or townhomes for purchase, which would affect workforce housing affordability. Coopman wanted to know the benefits to the town

of such development and worried it might have a negative fiscal impact to the community by removing commercial sales tax revenue.

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