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staff members living on the property.

- This proposed development would include a fire district training area.
- The applicant is listed as "Tri-Lakes Monument Fire Protection District" in the packet, and the property owner is listed as "Tri-Lakes Monument Fire Protection District," too.

There weren't any speakers during the designated public comment period, and the proposal was recommended for approval to the BOT without opposition.

Jackson Creek North Filings 3-6 Final Plats

Some facts about this project, according to a presentation from Planner Debbie Flynn, along with the meeting packet and discussions during the meeting, including explanations from a representative of Creekside Developers Inc.:

- These filings are within the Regency Park development, serving as continuations of Filings 1 and 2, located off Higby Road. They encompass 165 acres and will include 378 single-family detached lots ranging from 7,150 to 29,215 square feet.
- The development is also expected to feature 41 tracts, with 10.2 acres set aside for a park and 34.1 acres of open space.
- Land on this property has been dedicated to Lewis-Palmer School District 38.
- The applicant is listed as "Creekside Developers Inc." in the packet, and the property owner is listed as "Eagle Development Company, Lorson South Land Corporation and Jackson Creek Land Company LLC."

Several citizens spoke during the designated public comment period, mentioning various concerns including but not limited to:

- How fast development is occurring around Monument. Overcrowding was mentioned as a concern as well as shortage of space in hospitals and water availability.
- Potential dangers around the intersection of Harness Road and Higby Road as well as apprehension about traffic and road quality.
- Questions about what the big dirt pile by Harness Road and Bowstring Road was for and how long it will stay. It was later explained that the pile relates to Jackson Creek North Filing 2 construction and will be cleared when the project is complete.

In the end, this project was also approved for recommendation to the BOT without opposition. Land development code rewrite Some broad facts about the land development code rewrite, according to the presentation during the meeting:

- A draft of this rewrite is available to read in the meeting packet online.
- This project is intended to update the town's code, improving its functionality. This involves streamlined review procedures, concretely defined standards, and zoning maps.

The PC voted to approve that this resolution be adopted after first amending the motion to maintain distinction between east and west of I-25, establishing that the west side will have a maximum building height of 75 feet and the east side will have a maximum building height of 50 feet. Everyone voted "yes" to both these motions, except for Lewis who passed.

For the time being, the public will be able to attend PC meetings through Webex software. Citizens are also afforded the option of calling in to listen to meetings, and if alternate accommodations are needed, the town website states, "Individuals without the ability to participate by phone or computer may contact Drew Anderson at danderson@tomgov.org or 719-396-0842." Further information: <http://www.townofmonument.org/meetings/>.

If there is a PC meeting next month, it is expected to be held on June 9 at 6 p.m.

Kate Pangelinan can be reached at katepangelinan@ocn.me.

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