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tended to simplify processes but instead made planning more confusing. Foreman expressed that this ordinance was a mistake by the Planning Department and vowed to go back to the original ordinance and its intent. Public comment from several residents claimed the new ordinance was misleading and kept important documents from the board. Rivera compared the new ordinance to "pressing the undo button in a Microsoft Word document."

The board passed Ordinance No. 17-2022 approving the rezoning for a new business along Beacon Lite Road by a vote of 7-0, but only after discussing the disapproval from the town Planning Commission. The new business, Trailers Direct Express, would like to change from a PUD established from the previous owners (ABC Construction) to light-residential zoning. The new zoning is stricter than a PUD, but the new owners would like to develop it as such.

Public comments included several who were more concerned for the traffic problems on Beacon Lite Road than the applicant themselves. Terri Hayes, president and CEO of the Tri-Lakes Chamber of Commerce, argued that Trailers Direct Express "crossed all their t's and dotted all their i's" and that the board should not deny the request. Referring to the town's comprehensive plan, she implored, "Trust your own plan and processes." Town Planning Commissioner Danny Ours called

in to express the intent of the Planning Commission: Keep from setting a precedent of rezoning properties in Monument. Community members seemed to agree but thought Trailers Direct Express wasn't the company to make the example. The applicant and the town staff emphasized that going back to the original zoning will help ensure the property is developed according to the town's comprehensive plan.

Public hearings

The board passed Resolution No. 68-2022 to approve a subdivision plat for Investing in Front Street by a vote of 7-0. The plot is at the corner of Second and Front Streets and consists of 15 lots covering 1.15 acres with a mixture of residential and commercial retail. It is currently zoned Downtown Business District (DB). Trustee Schoening asked the applicant to clarify the difference between attainable and affordable housing, and this plat was exclusively attainable with no subsidized housing offered. Maggie Williamson of Bella Art & Frame and Hayes spoke in favor of the project. Though some community members expressed concerns over parking, architect Brandon Papus explained that the development provided two parking spaces per unit, while the Planning Department required only 1.5. Wilson also observed that parking will come up later in the final plat anyway.

The board passed Resolution No. 69-2022 to approve the first amendment to the service plan for the Willow Springs Metropolitan District by a vote of 7-0. Willow Springs is located at the south side of town and consists of 120 acres of 399 homes and 100 acres of open space. The representative from Willow Springs explained the history of the development dating back to 2008 when it was first proposed by different owners. The purpose of the service plan is to increase the district's debt limit "to help facilitate the financing of the significant increase in the cost of public improvements." At the time in 2008, public infrastructure cost estimates were just shy of \$10 million, but today's estimates run over \$31 million.

The board passed Resolution No. 70-2022 to initiate annexation of Monument Ridge West and East by a vote of 7-0. The annexation is on both sides of the in-

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