

Schoening referenced zoning changes and density cap discussions from previous meetings but emphasized that “we can’t do that now; now is not the time.” Mayor Wilson followed, “I completely agree with that.”

Public comments

A total of 14 public comments were made in response to the presentations, most of which challenged the ordinance. Some took issue with the developers, accusing them of “bait and switch” between the sketch plan and the final PUD. Others challenged the trustees to stick to the comprehensive plan or come up with a “win-win” solution with the applicant and the community. Water issues, traffic, blocked views, light pollution, impact on schools, a call for a moratorium, and other issues were brought up from other community members. “The majority of the people do not want this,” one commenter claimed. “Do they [the developers] care? No. And they never will.”

Two comments supported the ordinance. One came from Steve King of the Save Monument group, who started his comment by attempting to clear the record, “I am that person who wrote that one letter [of opposition].” He commended Classic Homes for sacrificing one of their 11 apartment buildings, saying he was “super happy” that the developers were willing to compromise. He emphasized that he was not prepared for such an offer. “This is catching me off guard,” he said, “so I don’t have any answers right now.”

Another comment came from William Tamminga, owner of BurgerWorks. “I own the prop-

erty [north of Lot 4] and am a stakeholder in the community,” he said, “and I am excited about the masterfully planned project with Classic Homes.” Tamminga shared that Classic Homes did not ask him to speak on their behalf, but he felt the need to speak up. “I think it’s really cool that they [Classic Homes] found a compromise with people who disagreed with them.”

Applicant rebuttal

Barlow responded in general by saying they had neighborhood meetings with residents through the sketch plan process, and not one expressed concern for multi-family residences. “The purpose of the sketch plan review is if it conforms to the comprehensive plan,” to which she claimed the sketch plan had hardly changed. “There has been no bait-and-switch,” she said, emphasizing again the reduced number of units and adjustments to density, buffers, and setbacks.

Specific rebuttals included the applicant’s emphasis on all existing and future residents. The traffic study by town engineers addresses future traffic issues on Jackson Creek Parkway. Additional access to Knollwood is now part of the plan, “a clear benefit to the town of Monument.” She also responded to issues concerning impacts to schools, lighting, and protected mouse habitat.

Stimple took the podium again, saying, “We really regret being in this position.” He claimed Classic Homes bought this land with an approved sketch plan with no objections. “The implication in all these comments is that somehow we don’t care,” which he said was unfair. Stimple closed by em-

phasizing the plan meets all the criteria of the town.

Board comments

Trustee Ramos asked interim town lawyer Anthony Rivera, “Are we allowed to make changes to components of a final plan?” Rivera responded that trustees can “approve, approve with conditions, or deny.” Ramos followed by claiming trustees should not approve a plan without seeing an image “that is not here” (referencing the removal of Building 2). Ramos also read from previous trustee meeting minutes citing opposition earlier in the planning process. “We were specifically told there was no opposition, but the minutes show there were many concerns.”

Trustee Schoening claimed the situation was because of a flawed system and out-of-date codes. “Developers are working

within parameters that are not up to speed with what citizens are asking for,” she said. Trustee LaKind claimed that, at first, he thought the development was “cool,” but that he wished the plan hadn’t changed.

Mayor Pro Tem Kelly Elliott complained of the timing of concerns. “I’m surprised that an ex-trustee is bringing concerns now when he should know when to bring concerns,” she said, claim-

ing Classic Homes has been “extremely professional and attention to detail exceptional.”

Mayor Wilson expressed hesitancy to postpone to merely delete one building and proposed instead to vote with an added condition. Ramos responded, “I fundamentally disagree” with claims the final plan was very different from the sketch plan. “We have to listen to the town,” he said. “I’ve been emailed time and time



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