

MONUMENT (Cont. from 1)

feet. Barlow showed slides of how the final PUD setback is 45 feet and exceeds all setback requirements. Referencing discussion from the Save Monument meeting, Barlow included the impact on mountain views, showing how this PUD is 25 percent of the

Monument Junction frontage on the west side of Jackson Creek, and that the apartments are on the curve of the parkway. Traffic, too, was a concern, and Barlow showed how the developments along Jackson Creek Parkway and the new entrances would alleviate concerns. Barlow clarified what she said was the Planning Commission’s confu-

sion over “affordable” housing; this is called a “more affordable housing alternative” with a “mix of housing options.” These are “garden apartments” that are consistent with the town’s Comprehensive Plan.

Barlow specifically addressed the Planning Commission’s rejection of the plan as “disingenuous” since it originally voted for approval of the sketch plan. Even so, after several discussions with the Save Monument group, Barlow shared that the applicant has agreed to remove one building from the Jackson Creek development, a total reduction of 24 units from the total (264 to 240 units).

Before taking questions from the trustees, Barlow listed the criteria to justify passing this ordinance:

- The PUD is consistent with the mixed use land use designation in the town’s Comprehensive Plan.
- The PUD is consistent with the multifamily land use designation and maximum density allowed on the approved sketch plan.
- An appropriate relationship exists between use areas, both internal and surrounding, with adequate buffer areas provided.
- The master developer will construct the improvements at State Highway

105 and Jackson Creek Parkway and the section of Jackson Creek Parkway from the northern full-movement intersection of the project to State Highway 105 to “the ultimate condition.”

- All utility services are available to the site.

Questions from trustees

Trustee Redmond Ramos wondered why the applicant wouldn’t remove all multifamily units, asking, “Why not just listen to what the citizens want?” Barlow explained that the sketch plan was approved, and that Save Monument was not necessarily against multifamily housing but more concerned with design.

Trustee Ron Stephens asked about water and the proposed swimming pool, and Barlow explained water agreements have been reached for this development.

Trustee Darcy Schoening asked about the removal of Building 2, reducing the mountain views, and Barlow explained that its removal would add to the vista view.

Trustee Mitch LaKind asked for the buildings to be moved back from Jackson Creek Parkway, but Barlow said they could not be pinched back any further, that the removal of Building 2 was the best compromise. LaKind then asked why the developer didn’t minimize their density rather than maximize it, and Barlow reiterated that there was a 20 percent reduction from the original density and that if the trustees wanted a different density range, that should have been requested in the sketch plan.

Doug Stimple, CEO of Classic Homes, took the podium to answer questions on the timeline. He said that since the market has changed so much in the last six months, it’s tough to give an exact timeline. He said, “When we bought this ground, it was zoned for multifamily.” He took issue with Trustee Ramos’ suggestion to “just listen to the community,” arguing that “that’s not the role of the community” and that “when this got processed, this wasn’t controversial; there was one letter of opposition—one, that was it!” Stimple emphasized that they have been playing within what is allowed. After Mayor Don Wilson asked about the road timeline, Stimple explained that Classic Homes worked with the town to post two \$2.6 million bonds to support improvements to Jackson Creek Parkway and State Highway 105.

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