

MONUMENT (Cont. from 1)

Booth continued her presentation for the second resolution for annexation, known as Monument Ridge No. 2 East. This annexation was contingent upon the successful annexation of Monument Ridge No. 1 West. The proposed annexation area covers 71 acres and is intended for Residential zoning, accommodating about 383 dwell-

ing units. Additionally, the annexation proposal includes plans for a business campus south of the residential area, featuring office, research and development, and educational facilities (excluding manufacturing). As with the first resolution, the applicant's choice to propose residential zoning is due to the lack of sufficient resident numbers to support Mixed Use zoning. The Planning Commission approved the

proposal with a 6-1 vote, and town staff recommended approval.

Developer presentation

Development Manager Ray O'Sullivan presented the applicant's case for annexation. O'Sullivan began by explaining that the property owner was encouraged by the county to develop with Monument due to water availability. Initially the applicant considered simply paying for water service, but they were asked to explore annexation as an alternative. Working with the previous town staff, they devised a development plan that aligned with the town's preferences. However, when they presented this plan to the Planning Commission, they encountered significant community opposition, which left them "feeling unwelcome." O'Sullivan emphasized that the property was al-

ready zoned for their proposed development in the county, but their goal was to create a more pleasant community that residents would desire, rather than an eyesore. They were seeking RA zoning, but the commission recommended 2.5-acre lots, a suggestion O'Sullivan found unprecedented in his career. He expressed concern that without annexation, they would be left with no choice but to develop under county regulations.

Following O'Sullivan's presentation, project consultant David Whitehead of Whitehead Engineering delved into the technical aspects of the proposal. He highlighted the collaborative work they had undertaken with the town staff. However, Councilmember Steve King raised a significant concern about Slide 26 of the presentation, which indicated \$5.4 million in infrastructure fees. King doubted the ability for this to happen with unknowns surrounding future water developments (like the Loop system) still under review. Councilmember Marco Fiorito disagreed, viewing the \$5.4 million as a potential benefit, as it would provide the town with an influx of funds to purchase renewable water. He argued that even without annexation, the town would still need renewable water and that this presented a potential windfall. King remained cautious, emphasizing the uncertainty around the possibility of acquiring the necessary pipes to bring water into Monument. Fiorito stressed that without the funds from annexation, the town's water plans would remain stagnant.

King also expressed concern about the trees on the property and questioned the possibility of using or re-

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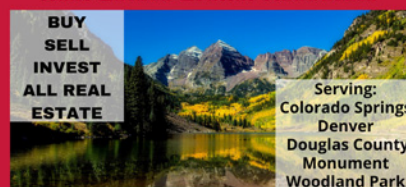
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