

**Mon. PC (Cont. from page 1)**

The meeting was packed, with almost all available chairs claimed by concerned citizens. Many expressed worries about the rezoning proposals, concerns having largely to do with decreases in property values in Remington Hill and South Woodmoor, a loss of Monument's "small town" atmosphere, unsteady and changeable traffic plans associated with new building projects, and potential water shortages.

Some citizens noted that property values are prone to decline when less expensive houses are built next to pricy ones, and that when they purchased their homes they had been referred to the current comprehensive plan for Monument to anticipate future use of the vacant land next door. These citizens believe that agreed-to terms were being altered on them, and protested that it was a risk investing in expensive houses, hoping to start lives in Monument, which they may not have agreed to had they known how the land could develop if zoning were changed. They believe zoning changes threaten the atmospheres they invested in by purchasing these homes, making everything in the area zone PRD-4 or higher.

It was also noted by residents that the wording in the proposal was a bit vague, discussing the potential of altered roads and traffic arrangements that could be made more concrete in order

to foster trust and ensure any developments have as little negative impact on the community as possible. In particular, a citizen hoped that the developer would be required to pay to accommodate for increased traffic flow along Highby Road, as it is already

overrun and plagued by the likes of blind turns and hills that hide oncoming cars.

Concern was also noted for the Preble's Meadow Jumping mouse habitats affected in this rezoning. Blevins assured the crowd that the plans did not

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