

currently zoned. A rezone request requires the board to consider the current comprehensive plan and the change requested. Shupp said the comprehensive plan is "ancient" and the board can consider deviations from it. Shupp also said the Triview Metropolitan District indicated it has enough water to support the rezoning, so water issues should not be a factor, but traffic studies, other documents, and public comments can also be taken into consideration. And Shupp said the expectations when homeowners originally purchased the home can also be considered.

Jeff Trent: "We considered the master plan in our decision"

Jeff Trent said he chose to live in Monument to maintain

a small town feel, and looked at the comprehensive plan. Trent said, "We took the risk to move to areas that were not developed. We took that risk but considered the master plan in our decision. That has parks and open space.... I respectfully ask the board to deny this request."

Trent also said he did not know the board scheduled a weekend planning meeting to discuss the comprehensive plan but would have attended had he known. According to Town Clerk Cynthia Sirochman, the retreat was posted on Monument's website and at the post office but not on Facebook.

Tanja Smith: "Not fair to all of us who relied on the promises made at the time"

Tanja Smith said, "It is my understanding Triview does not have a renewable water source, which requires years of planning, permits, design and build.... Once Regency Park is developed, Triview will dissolve, and Monument will be responsible for the water service to our neighborhood."

"At the Planning Commission hearing held Jan. 14, Blevins said amendment 6 counts for less homes," Smith said. "Blevins failed to state PMD was in the overall count. PMD could mean up to 20 homes per acre."

"We did not want to live in high-density Colorado Springs; we waited 28 years ... to save for our dream home ... now developers want to change the demographics, Smith said." That is not fair to all of us who relied on the promises made at the time.... Does Monument want Vision Development to ... degrade what makes this the best place south of Denver to live? I ask that you consider the impact.... Thank you."

Patty Kathmann: "The comprehensive plan was that people can guide decisions regarding growth and development"

Kathmann said, "PRD-6 equates to approximately 7,500

square-foot lots, which are rather small. Zoning 10 puts in more renters. If you are talking about the expenses for schools, that puts more burden on taxpayers."

Kathmann pointed to the map that was on display at the meeting, saying, "At one time this was designated as a park space through previous plans, and now it is a 6." Pesicka confirmed that several park plans were void as the developer never finished, and the protected mouse habitat "came in."

Kathmann said, "The 2003 comprehensive plan was that people of the community can guide decisions regarding growth and development.... We used to live in Highlands Ranch ... we left there to move to small-town America. The plan (here) was for the people to decide the development. It was the plan that we agreed to when we purchased here."

Scott Blum asked the board to reject the proposal, and was concerned with procedures at the Planning Commission.

Jim Blazek: "This is a major overhaul ... not a minor tweak"

Blazek said, "We had the plans for PRD-2 near the north and east of us. The majority of houses will now be PRD-4. We looked at the master plan and (were) expecting to go with the master plan.... But this is a major overhaul to this plan; it is not a minor tweak. I am against this (proposed) plan, and it should be brought back to where it was. A lot of decisions were made based on the understanding."

Lam Tram: "They sold me the plan. They promised us"

Tram said, "I am here concerned about the home value.... For twenty years I work hard, to give my children what my parents did not have an opportunity to do.... In 2008 I decided to move my family here, I looked at many places. They sold me the plan. They promised us.... It's all about the investment plan, and following through with it.... My problem is also your problem. Don't take away my life (investment). Think about that decision."

Michelle Glover: "Comprehensive plan is the last time the community had input"

Glover said, "We looked at the master plan and the comprehensive plan. We just made our final move, and we chose Monument. The comprehensive plan is the last time the community had input. We feel that the entire town will feel the changes. Has the community seen the entire plan?"

Glover continued: "I looked at your biography, and I believe that most of you came here for the small-town feel. If you make this decision now, you are basically saying to the town we don't want your input. Let's give this town

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