

## Ryan Howser

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**From:** Emmanuelle Nafziger <nafziger.e@gmail.com>  
**Sent:** Thursday, November 14, 2024 6:39 AM  
**To:** Ryan Howser  
**Subject:** PUD/Preliminary Plan Waterside

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Dear Mr. Howser,

My family and I reside in Woodmoor. I work shift work as an RN and am unable to attend today's meeting. Therefore, I am writing to express my concerns regarding the proposed rezoning for the development of new homes in my neighborhood, and I urge you to carefully consider the negative impacts this project could have on our community, particularly in relation to water scarcity, traffic congestion, and public school capacity.

### **1. Water:**

As you are likely aware, our region has been facing ongoing water scarcity issues, exacerbated by fluctuating weather patterns and the increasing demands placed on our water supply. Adding a higher density of new homes to the area would add to the strain on our resources. Our community already experiences periodic water restrictions. The long-term sustainability of our water supply must be prioritized over short-term economic gains, and I urge you to consider the impact of such a development on our water use.

### **2. Traffic Congestion:**

The proposition would significantly increase the number of vehicles on our already congested roads. This particular location is directly across from our district's *only* middle school. Our local infrastructure, particularly the roads leading to and from that area, cannot accommodate a higher volume. Residents already experience significant delays during peak hours, and the addition of 52 new homes would only exacerbate these problems. Increased traffic congestion not only lowers the quality of life for residents but also creates safety concerns, especially for school children and pedestrians.

### **3. Public School Capacity:**

Our local schools are operating at or near capacity and faculty staffing is a chronic issue. Adding more families to the neighborhood would further strain the resources and services provided by our schools. There has been a huge amount of building in Monument and many of these homes are still yet to be finished and moved in to. As these homes fill, class sizes will grow and the district has yet to even handle this increased demand. The additional influx of students from even more new homes would likely

lead to overcrowded classrooms and a reduction in the quality of education that our children receive, a strong driver for what brings many families to this region in the first place, mine included.

I understand the need for growth and development, our town is already experiencing large growth and has yet to adjust to a lot of it as other nearby developments near completion. I believe that the proposition does not take into account the significant challenges that our neighborhood already faces in terms of water availability, traffic (near a school), and school capacity. I respectfully ask that you reconsider this project or at least explore alternative solutions that will not place such a heavy burden on our resources and infrastructure.

Thank you for your time and I hope that you will take these issues into account when making your decision.

Respectfully,

Emmanuelle Nafziger