## **Prepared Statement**

Thank you commissioners for this opportunity to speak.

I must admit I'm not a direct neighbor of this project, and don't have a personal stake in whether it's approved or not. Like virtually everyone here to protest this project, I'm just another busybody who bought a McMansion in the TriLakes area.

As of December 3, there were only four residences north of highway 105 for sale cheaper than \$500,000. This area needs more attainable housing, and there are few places to put it. The county is rightfully and statutorily concerned with compatibility, and almost everyone agrees that this land is more compatible with residential than commercial use. However, the large-lot residential zoning desired by the majority of protesters, is not economically viable for this property, nor is it compatible with the adjacent interstate, nor is it compatible with the area's current housing need. The proposed residential-attached zoning provides a natural transition between the single-family neighborhood to the east, and the interstate directly to the west. This zoning is in-character for the Tri Lakes area, which already has similar residential attached developments between the interstate and single-family developments. Additionally, failure to approve projects like this could help fuel the risk of state government overriding El Paso county's local zoning authority.

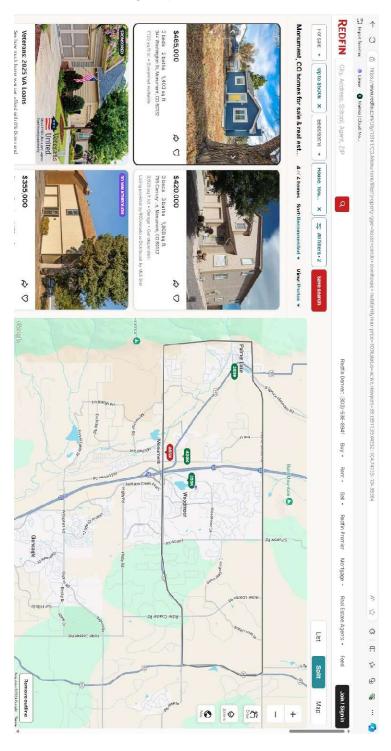
A vocal minority in northern El Paso County believes that the perfect level of development for Monument and surroundings, is whatever existed at the time that they moved in. Those here in opposition, especially Mr. King and his supporters, have made clear on social media, as entered in evidence, that there is no possible economically viable development project that they won't try to block.

I invite you as commissioners to consider the words of James Madison, that "the rights of persons, and the rights of property, are the objects, for the protection of which Government was instituted.", and of George Washington, that "Freedom and property rights are inseparable. You can't have one without the other."

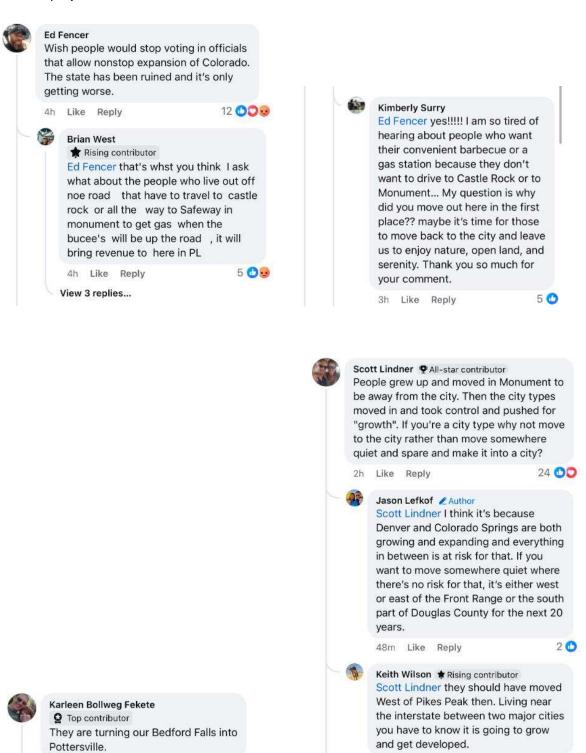
Courts have held that zoning restrictions are not an intrinsic violation of the public taking clause of the fifth amendment. Yet the group opposed to this project surely violates the spirit of that amendment by opposing all attempts to develop, improve, and economically benefit from private land across northern El Paso County. I ask the board to reject their opposition to freedom and property by approving this request for zoning change and allowing the creation of housing to support the continued growth and health of the TriLakes area.

# **Evidence**

Evidence that there is a shortage of attainable housing in the northern part of El Paso County: As of Dec 3, only four residence of any kind MLS sale listings exist between highway 105 and County Line Rd, and between highway 83 and the National Forest for less than \$500,000.



Evidence from public social media posts, that a vocal minority are opposed to all development, not just this project.

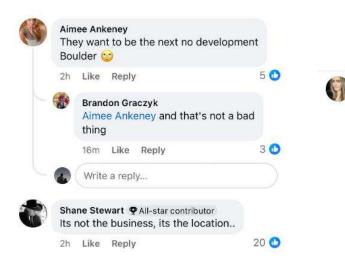


Like Reply

4h

5 0

45m Like Reply





Why can't El Paso County ever do things to preserve the natural features here. DougCo has so much better foresight.

Maybe if we flip some county commissioners into people with vision that aren't blinded by campaign donations from people who want to maximize profit from every square inch.

Then maybe we wouldn't have to spend so much time mitigating the damage resulting from property that has already been rezoned.





Consider voting for Bill Wysong for EPC district 3 county commissioner. We have to slow down the runaway development of our county.

Allison Travis Q Top contributor

go back.

1h Like Reply

We really need to start naming names of

approving these zoning changes, allowing

this stuff to come in. I think most of us are far past trying to keep our land as land, we

know it will be developed, but for the love of all that's holy, Why can't it be done

tastefully? These people should have to face us and answer for ruining Tri-Lakes.

Once this is done, it's done and you can't

10

the people who are selling the land,





#### Rebecca Milner

I moved to monument in 2013. I was really excited and in the post office. I struck up a convo with a man in line. After I told him I just moved here, he said "it used to be a nice place to live, before everyone moved here!" 😂 😂 I'd hate to hear what he thinks now! Lol not the most welcoming town, that's for sure. But I still love it.

1d Like Reply





#### Tony Allan

Top contributor

I agree, I also think, if you don't like what is happening. Then move . This area is in demand, and the building of amenities will never stop. I will repeat, it will never stop. Period.

2d Like Reply



### Selina Red Romero

Top contributor

I've lived here way before Walmart, kohls, Home Depot and believe me we didn't want it. We knew it would bring all of you

2d Like Reply







## Stephanie Markle

Top contributor

Selina Red Romero I have only been here six years but this comment made me laugh because it is TRUE!

2d Like Reply

