

# 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.

**REDFIN** City, Address, School, Agent, ZIP

Import favorites User Shared (Closed) No...

https://www.redfin.com/city/13861000/Monument/filter?property-type=house+condo+townhouse+multifamily+misc+price=500k&radius=500&radius=500&view=grid-39.139113504512-104.241133-104-9924

Refin Denver: (303) 536-8941 Buy • Rent • Sell • Refin Home Mortgage • Real Estate Agents • Find

For sale up to 500k houses 1000 sq ft all filters Save search

Monument, CO homes for sale & real est... 4 of 4 homes Sort: Recommended View Photos



- \$465,000**  
3 beds • 2 baths • 1,403 sq ft  
342 Wainwright St, Monument, CO 80132  
7723 sq ft lot • Showed w/ available
- \$420,000**  
3 beds • 2 baths • 1,000 sq ft  
778 Century Dr, Monument, CO 80132  
3700 sq ft lot • Garage • Call for details  
Listed previously by REDfin as Data Shared by MLS 2/18
- \$355,000**  
Veterans: 2025 VA Loans  
See how much home you can afford with 0% Down and


Map Split List



Remove outline

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

 **Ed Fencer**  
Wish people would stop voting in officials that allow nonstop expansion of Colorado. The state has been ruined and it's only getting worse.

4h Like Reply 12   

 **Brian West**  
★ Rising contributor  
[Ed Fencer](#) that's whst you think I ask what about the people who live out off noe road that have to travel to castle rock or all the way to Safeway in monument to get gas when the bucee's will be up the road , it will bring revenue to here in PL


4h Like Reply 5  

View 3 replies...

 **Kimberly Surry**  
[Ed Fencer](#) yes!!!! I am so tired of hearing about people who want their convenient barbecue or a gas station because they don't want to drive to Castle Rock or to Monument... My question is why did you move out here in the first place?? maybe it's time for those to move back to the city and leave us to enjoy nature, open land, and serenity. Thank you so much for your comment.

3h Like Reply 5 

 **Scott Lindner** 🌟 All-star contributor  
People grew up and moved in Monument to be away from the city. Then the city types moved in and took control and pushed for "growth". If you're a city type why not move to the city rather than move somewhere quiet and spare and make it into a city?

2h Like Reply 24  

 **Jason Lefkof**  Author  
[Scott Lindner](#) I think it's because Denver and Colorado Springs are both growing and expanding and everything in between is at risk for that. If you want to move somewhere quiet where there's no risk for that, it's either west or east of the Front Range or the south part of Douglas County for the next 20 years.

48m Like Reply 2 

 **Karleen Bollweg Fekete**  
🌟 Top contributor  
They are turning our Bedford Falls into Pottersville.

4h Like Reply 1 

 **Keith Wilson** ★ Rising contributor  
[Scott Lindner](#) they should have moved West of Pikes Peak then. Living near the interstate between two major cities you have to know it is going to grow and get developed.

45m Like Reply 5 

**Aimee Ankeney**  
They want to be the next no development Boulder 😞

2h Like Reply 5

**Brandon Graczyk**  
[Aimee Ankeney](#) and that's not a bad thing

16m Like Reply 3

Write a reply...

**Shane Stewart** All-star contributor  
Its not the business, its the location..

2h Like Reply 20

**Allison Travis** Top contributor  
We really need to start naming names of the people who are selling the land, 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 go back.

1h Like Reply 1

**steve king**  
West Oakridge · 23w · Edited ·

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.

**Brandy Hauck**  
I hate the idea and I won't stop saying i hate the idea. Sorry, no offense but development is NOT needed here.

2d Like Reply 7

**steve king**  
West Oakridge · 25w · Edited ·

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

**Katie Seegers Zielinski**  
Ripping into our hill would be exactly that, a natural disaster. Most people just want something less intrusive. Sorry it's taking up so much space on your feed. Better here than our lovely hill.

2d Like Reply 23

**Brenda Vawter** Top contributor  
[Katie Seegers Zielinski](#) "Our Hill?" Thus, the problem.....

2d Like Reply 2

View 1 reply...



**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

34



**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

