

Kylie Bagley

From: Bruce Sidebotham <bts@telioslaw.com>
Sent: Thursday, June 20, 2024 9:36 AM
To: Kylie Bagley
Cc: nbt.nml@gmial.com; Ruiz, Nina; Theresa Lynn Sidebotham
Subject: Minority Neighbor view on Monument Ridge East

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Dear Kylie Bagley,

I want to offer a perspective counter to the NIMBY Woodmoor resident email you are likely getting regarding the Monument Ridge East development project.

I own the 9 acres of suburban vacant land on the south end of that project. Those NIMBY residents haven't a clue about the indirect economic burden of undeveloped suburban private land on them and on everyone in El Paso County.

That land consumes resources to address liability, dumping, fire mitigation, vagrancy, noxious weeds, and pest control, not to mention taxes that are drastically increasing as surrounding values explode. Development solves these problems. Eventual development is an economic and survival necessity.

People who want to prevent privately owned suburban vacant land from being developed need to come up with a way to be willing to underwrite the costs associated with preserving it as such. For example, environmental easement (as exists in Douglas County just north of County Line Road) creates a tax benefit offsetting the cost of keeping land vacant. Unfortunately, environmental easement is not an option in suburban settings like in Monument. Agricultural Land, Forest Service Land, BLM Land, Public Open Space, Environmental Easements, and Municipal Parks pay for themselves. They are the economically productive way to absorb maintenance costs and a viable way to preserve wetlands, trees, and natural habitat.

Unfortunately, privately owned vacant suburban land is an economic burden for the owners and is also an economic drain on the community. It produces nothing. It costs me \$16,000 a year in taxes to have a place where neighbor kids ride their bicycles, motorcycles, and ATVs; where vagrants sometimes camp; and where some people dump their trash. The only justification for that annual tax outlay is future return through development.

Please tell me if there is anyone else you know of with whom I should share my perspective.

Thank you,
Bruce Sidebotham
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