

**P261 & P262 - MA
Rezone RM12 & RM30
Public Comment
Support Letters**

Black Forest Investors, LLC

P.O. Box 24785

Denver, CO 80224-0785

July 16, 2026

El Paso County Planning Commission
2880 International Circle, #110
Colorado Springs, CO 80910

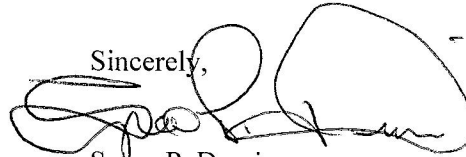
RE: File #P261 - MA Subdivision Tract A Rezone to RM12
File #P262 - MA Subdivision Tract A Rezone to RM30

To Whom It May Concern:

We are the owners of the property directly to the north of properties associated with the above-referenced rezoning applications, and we would like to express our support for the zoning changes requested in such applications.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Spero P. Demis', written over a horizontal line.

Spero P. Demis
Managing Member

JD Chapman
Nearby Resident

July 17, 2026

El Paso County Commissioners
2880 International Cir #110,
Colorado Springs, CO 80910

Support for Rezoning Applications – File Nos. P261 and P262

Thank you, Commissioners, for all that you do. In many cases you have a lot of material to consider about past and present rules and bringing those together for the benefit of the community. You have a tough job.

When it comes to the project we are considering today for rezoning, we look at the changes that are occurring across the Front Range. As the area continues to grow, we look to the Land Development code for El Paso County for guidance. The model for El Paso is a growth model. There are zones for restricting or allowing, but I am currently not aware of any retirement zoning which would prevent growth decisions.

Historically there have always been residents who prefer a no-growth model. A great example of this would be the Walmart business park in Monument. In the beginning there were a number of concerns about house values going down, crime skyrocketing and a number of "the sky is falling" theories. However, in the case of the Walmart business park, the growth turned into a needed infrastructure to support the growing community that was quickly arriving.

With continued growth in the area, we do need to plan ways to support that growth. We can see poorly planned zones in other places where there were no activities for kids, no grocery stores, and no supporting shops planned. It creates an imbalance that becomes a burden to the community.

I live nearby and I have no doubt that growth is expected, and with it, I would like the supporting taxes to be able to pay for road and other infrastructures needed for growth support.

We do know that with any build-out, there are considerations to be made about resources and infrastructure. How those are planned for are very important discussions that need good discernment.

Thank you for your time,
JD Chapman
Nearby Resident

SUPPORT

Name: Kya Jeub

Date: 7/20/2026 7:19 PM

Please add this letter of SUPPORT for MA Subdivision Tract A Rezone to RM-12

Letter of Support for the Proposed Housing Development

To the Board of the El Paso County Planning Commission

My name is Kya Jeub, and I am writing to express my wholehearted support for the proposed housing development.

My family lives immediately adjacent to the area where Matt and Bill Dunston have been developing homes over the past several years. As a mother of four young children, I understand the importance of safety, responsible construction, and having confidence in the people working near our home.

For the past four years, my children have played in our backyard every day while construction has taken place nearby. During that time, we have never felt unsafe. We have never had concerns about the way the construction sites were managed, nor have we experienced issues related to drainage, water, or the quality of the work being performed. The job sites have consistently been clean, organized, and professionally maintained.

Matt and Bill Dunston have earned our trust through their actions. They hold themselves to a very high standard, and it shows in both the quality of the homes they build and the way they manage their projects. They clearly care about the communities they create, and they have demonstrated that commitment year after year.

We've also seen the positive impact their developments have had on our neighborhood. As the surrounding area has been thoughtfully developed, our own property's value has increased. Rather than viewing their work as something that has negatively affected us, we have experienced the opposite. Their attention to quality has made our neighborhood more desirable and has given us confidence that future developments will continue to strengthen the area.

Most importantly, we trust Matt and Bill as people. They have consistently shown integrity, professionalism, and genuine care for the community. As parents, trust means everything to us, and we have complete confidence in their character.

I strongly support this proposed housing project and respectfully encourage its approval. I believe it will provide much-needed housing while continuing the high standards of development that Matt and Bill Dunston have established over many years.

Thank you for your time and consideration.

Sincerely,

Kya Jeub

SUPPORT

Name: Micah Jeub

Date: 7/20/2026 7:15 PM

Please add my letter of SUPPORT for MA Subdivision Tract A to RM-12

Letter of Support for the Proposed Housing Development

To Whom It May Concern,

My name is Micah Jeub, and I am writing to express my strong support for the proposed housing development.

I believe it is important to note that I am the closest neighboring property owner to the proposed development site. My family owns approximately six acres located roughly 250 yards away, meaning I will likely be among the most directly impacted by this project. Despite that proximity, I fully support the proposed development.

I believe this project represents a positive opportunity for our community. Our county continues to grow, and with that growth comes the need for additional housing. Developments like this help create opportunities for young families and working individuals to find quality homes they can afford while also supporting the long-term economic health of the county. Responsible growth benefits everyone by expanding the local tax base, supporting area businesses, and helping meet the housing needs of current and future residents.

I also have a great deal of confidence in Matt and Bill Dunston as developers. Over the past two decades, they have demonstrated a consistent commitment to building high-quality projects that enhance the community. Their developments have been thoughtfully planned, professionally executed, and responsibly managed. Their track record speaks for itself, and I believe they can be trusted to complete this project with the same level of care and integrity.

As the property owner who will likely experience the greatest direct impact from this development, I want the reviewing authorities to know that I support this proposal. I believe the benefits to the community far outweigh any concerns, and I am confident this project will become a positive addition to our area.

Thank you for your time and thoughtful consideration. I respectfully encourage approval of this proposed housing development.

Sincerely,

Micah Jeub

SUPPORT

Name: Chris Jeub

Date: 7/20/2026 6:46 PM

Please add the attached letter of SUPPORT to the files concerning both MA
Subdivision Tract Rezones

Chris Jeub
Monument Glamping

16315 Rickenbacker Ave
Monument, CO 80132
719-660-5781
chrisjeub@gmail.com

July 11, 2026

El Paso County Board of County Commissioners

c/o Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Support for Map Amendment (Rezoning) Applications P261 (RM-12) and P262 (RM-30) — MA Subdivision Tract A

Dear Chair and Members of the Board of County Commissioners,

I am writing in support of the map amendment applications for MA Subdivision Tract A (Files P261 and P262), which the Planning Commission recommended for disapproval on June 18, 2026. My family operates Monument Glamping, a two-property lodging business. Monument Glamping I is located elsewhere in the county; Monument Glamping II — owned by my son Micah and daughter-in-law Kya Jeub, and operated together by our family — sits one parcel south of the subject site, separated by a roughly 20-acre lot, and adjoins Walden directly along our eastern property line.

I also have a long personal history with this exact intersection. I was one of the founding teachers at Monument Academy East and was part of that campus's community from its earliest days — before the roundabout at Walker Road, before the traffic signal at Highway 83, before most of the infrastructure that exists today. I have watched this corridor evolve for years, first as an educator and now as a neighboring business owner.

Before going further, I want to be transparent about my relationship to the applicant. Matt Dunston and I have been close friends for many years, dating back to when I taught two of his three children in 7th grade English. What began as a parent-teacher relationship grew into a close personal friendship over the years that followed. He has also consistently encouraged our family to develop Monument Glamping II in a low-impact way that benefits the surrounding community, given our direct adjacency to Walden. I disclose this not because it creates a conflict, but because it gives me long-standing, firsthand insight into who this developer is, and I want the Board to have that context.

Criterion 3 — this corridor is already changing, whether or not this parcel is rezoned

I drive this stretch of Highway 83 and Walker Road in and out of our own property regularly, and I can tell you firsthand that CDOT is already focused on this corridor for much-needed improvements. As part of our own development approval for Monument Glamping II, we were required to submit thorough traffic analysis. The applicant here will very likely face the same requirement, and I welcome that added scrutiny — this corridor needs the investment. But that investment only happens because development

is occurring. If nothing is built along this stretch, the corridor stays exactly as constrained and, frankly, as dangerous as neighbors are already describing. Approving this rezoning keeps that improvement process moving forward rather than stalling it.

A credible, known developer with a track record in this community

Matt Dunston and his family have shaped this immediate area for roughly 40 years, including donating land for Monument Academy and building homes in Walden that reflect real, sustained investment in the community's long-term value. I would argue there is no developer more tightly engaged with, and caring for, the greater area — including my family, my son Micah, and Monument Glamping II — than Matt Dunston. This is not an out-of-area investor proposing a project with no accountability to the people who live here; it is a builder with 40 years of skin in this specific neighborhood.

I respectfully ask the Board to approve the map amendment applications for P261 and P262. Thank you for your time and consideration.

Respectfully,

Chris Jeub

Monument Glamping

**P261 & P262 - MA
Rezone RM12 & RM30
Public Comment
Opposition Letters**



Monument, Colorado · monumentindependent.com · editor@monumentindependent.com

July 10, 2026

El Paso County Board of County Commissioners
Centennial Hall, 200 South Cascade Avenue
Colorado Springs, CO 80903

Submitted to the record for the July 23, 2026 land-use hearing (El Paso County development-review portal, files P261 & P262).

Re: P261 / P262 (Highway 83 & Walker Road rezoning, RR-5 → RM-12 / RM-30) — the water-supply record cannot support approval

Dear Chair and Members of the Board:

The single question this rezoning turns on is not the utility's finances or its history; it is whether an adequate water and wastewater supply exists for the density the rezoning would authorize. Under C.R.S. § 29-20-303, the Board may not approve a development permit — a category that expressly includes rezoning — unless the applicant demonstrates a supply “adequate,” meaning sufficient for build-out (§ 29-20-302(1)). The applicant's own documents show it is not.

- The rezoning would allow up to ~324 high-density dwelling units across the two parcels (7.56 acres to RM-12, 7.79 acres to RM-30). (El Paso County files P261/P262.)
- The utility's replacement wastewater plant — the facility the “will-serve” assurance depends on — is engineered for a design flow of 150,000 gallons per day (peak 225,000), up from a current discharge permit of 110,000 gpd and present flows of 32,000–76,000 gpd. (AquaWorks process-design report; drainage report in county file PPR2538.)
- By the engineer's own design basis, that 150,000 gpd is already committed: it is derived from the existing 381 homes, the subdivision's growth to an approximately 520-home build-out, and the two schools at target enrollment (Kilmer Elementary, 600 students; Monument Academy East, 1,000), reaching about 145,000 gpd before any margin. (Process-design report, § 2.2.)
- The “120 additional homes” that report counts toward the 520-home total are the subdivision's own remaining large-lot filings — 116 lots on the Walden Preserve development plan — not the rezoning parcels. (Walden POA “Development Plan for Future Filings.”) The high-density dwelling units this rezoning would allow appear nowhere in the plant's design.
- That leaves roughly 5,000 gpd of uncommitted capacity. The up-to-324 high-density dwelling units would generate, even at a conservative ~150 gallons per unit, on the order of ~49,000 gpd of wastewater — roughly a third of the entire new plant, and about ten times the capacity that remains. (Illustrative estimate

from standard multi-dwelling generation rates applied to the applicant's own design.) Higher-density housing also produces more wastewater per acre than the large-lot homes the plant is designed for.

The result is a direct contradiction in the record. The rezoning relies on a "will-serve" letter — written on Walden Corporation letterhead and signed by the applicant himself — asserting that water and sewer service will be provided. But under § 29-20-304(2) that letter must speak to adequacy through build-out, and the applicant's own process-design report demonstrates the upgraded plant is not sized to serve this density. A self-issued assurance of service and an engineering document that excludes the very dwelling units proposed cannot both be true.

Because the county's rezoning criteria (LDC § 5.3.5(B)) require compliance with all applicable statutory provisions and a finding that the site is "suitable for the intended use," and because C.R.S. § 29-20-303 forbids approving a development permit without a demonstrated supply adequate for build-out, the Board cannot make the findings this approval requires. If there is not water to serve the density, the rezoning should be denied — or, at minimum, the water-adequacy determination should be made now, on this record, before any entitlement is granted. The applicant should be asked to identify, from its own design tables, the specific capacity reserved for these dwelling units; it cannot.

SOURCES

- C.R.S. § 29-20-303, Adequate water supply for development — https://colorado.public.law/statutes/crs_29-20-303
- C.R.S. § 29-20-302, Definitions ("adequate" = sufficient for build-out) — https://colorado.public.law/statutes/crs_29-20-302
- C.R.S. § 29-20-304, Water supply requirements (will-serve letter must address build-out) — https://colorado.public.law/statutes/crs_29-20-304
- El Paso County Land Development Code § 5.3.5 (Map Amendment / Rezoning approval criteria) — https://library.municode.com/co/el_paso_county/codes/land_development_code
- Rezoning file P261 (EDARP) — <https://epcdevplanreview.com/Public/ProjectDetails/205735>
- Rezoning file P262 (EDARP) — <https://epcdevplanreview.com/Public/ProjectDetails/205737>
- Wastewater-plant file PPR2538 (design flows 150,000 / 225,000 gpd) — <https://epcdevplanreview.com/Public/ProjectDetails/207016>
- CDPHE Water Quality Records Center (process-design report; certification COX631032) — <https://cdphe.colorado.gov/water-quality-records-center-and-requests>
- Walden POA, "Walden Preserve Development Plan for Future Filings" (116 large-lot lots) — <https://www.waldenpoa.org/walden-plat-map>

Respectfully submitted,

Michael Christensen

Editor, The Monument Independent
editor@monumentindependent.com

OPPOSE

Name: Keith Wilson

Date: 7/13/2026 3:22 AM

I live near here and this would add congestion, not fit in the current area, and bring down existing property values.

OPPOSE

Name: Aubrei T.

Date: 7/18/2026 8:56 PM

OPPOSE!!

OPPOSE

Name: Harold Haver

Date: 7/18/2026 4:42 PM

El Paso County's own wastewater-plant review record raises unresolved questions that should be answered before the BOCC approves any high-density residential demand i.e. P-261 and/or P-262. County staff documented that Health inspectors observed wastewater sludge being buried on the site and stated that CDPHE required removal of the buried biosolids as a remedy. County staff also repeatedly requested documentation concerning whether biosolids could legally be spread on this developed property. The existing wastewater plant is being replaced, the replacement project involved changing plans concerning the existing wastewater ponds, and the facility already serves existing homes and two schools, including the Monument Academy East Campus. The Board should require the complete CDPHE compliance and corrective-action record for Permit COX631000 and a current cumulative wastewater-capacity analysis. At minimum, these applications should be continued until that information is available.

OPPOSE

Name: Ryan T.

Date: 7/18/2026 8:57 PM

OPPOSE



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Access Permits

SH-083A /MA Subdivision Tract A Rezone to RM-12
El Paso County

March 06, 2026

Kari Parsons-Senior Planner
El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: MA Subdivision Tract A-SH083A/EPC

Kari,

I am in receipt of a referral request for comments for MA Subdivision Tract A Rezone to RM-12 located west of Jane Lundeen Drive, south of Walker Road, and east of State Highway 83 El Paso County, State of Colorado, (Parcel #6115011001) The submittals have been reviewed by CDOT. After review of all submitted documents, we have the following comments:

Traffic

- Based on the traffic analysis provided, the project results in a degradation of roadway level of service (LOS) at the study intersection (State Highway 83 and Walker Road). Specifically, the eastbound through movement and eastbound left lane movement deteriorate from LOS D/E to LOS E/F, and the westbound through movement deteriorates from LOS D to LOS E under the projected conditions.
- These impacts exceed acceptable operational thresholds and will require roadway improvements prior to subdivision approval. To mitigate these deficiencies, the intersection will require two through lanes in both the eastbound and westbound directions to support signalized intersection operations. This will require new signals to be constructed.
- As an alternative, the intersection may be evaluated for conversion to a roundabout, however, additional traffic analysis and evaluation will be required to determine the feasibility and operational performance of this option.
- All proposed improvements will be subject to review and approval by CDOT and must comply with applicable CDOT design standards.

Access

- No direct access will be granted from State Highway 83. Access will be gained via the local road way system from Pinehurst Circle and Jane Lundeen Drive.
- The State Highway Access Code requires an access permit if the proposed vehicle volumes increase by 20 percent or more, the development is adjacent to the state highway, and/or significant changes in the use of the property are made which will affect access operation, traffic volume and/or vehicle type.
- State Highway improvements are required.
- A CDOT Access Permit will be required for each phase of development.



CDOT respectfully requests that El Paso County holds the approval and recordation of any Final Plats until such time CDOT has an executed Access Permit and Notice to Proceed, in accordance with the State Highway Access Code.

Please contact me at 719-924-2930 or kimberly.blanchard@state.co.us with any questions.

Sincerely,

Kimberly Blanchard
Kimberly Blanchard
CDOT R2 Access Management Trainee

xc: MA Infrastructure LLC - mattdunston@hotmail.com
Vertex Consulting Services - nina.ruiz@vertexc.com
Lancaster / file



OPPOSE

Name: Bryan Canaan

Date: 7/19/2026 5:44 PM

I oppose the rezoning of the land parcels located at the southeast corner of the Highway 83 and Walker Road intersection. The MA Subdivision Tract A Rezone to RM-12& MA-30 Is not in conformance with the El Paso County Master Plan. I am a local resident and live 1.3 miles from the proposed rezoning. The local infrastructure cannot support the proposed RM-12 or the RM-30 rezoning. The intersection at highway 105 and Walker Road is already dangerous and receives a failing grade from CDOT. See attached March 06, 2026 ?SH-083A /MA Subdivision Tract A Rezone to RM-12 letter? from CDOT to El Paso County Planning and Community Development regarding the proposed rezoning. Additionally, the Master plan sates ?These areas have undergone development and have an established character.? The housing density of the proposed rezoning is in complete opposition to the ?established character? of the community. Please deny the rezoning request.

19 July 2026

To: El Paso County Board of County Commissioners

From: Dave Morgan, Member of Walden Property Owners Association

Subject: Formal Opposition to Rezoning Applications P261 and P262

Dear El Paso County Board of County Commissioners,

My name is Dave Morgan and I have been a resident of the Walden POA and community for eight years. I am writing you to formally oppose the rezoning of two tracts of land from rural residential to RM-12 and RM-30 high density housing. These tracts are known as proposals P261 and P262. These proposals do not meet any of the criteria for approval outlined by the county's own rezoning criteria. Specifically, the rezoning is not compatible with the surrounding land uses, does not comply with the Master Plan, and is not suitable for the intended density.

I have attached several aerial photos which clearly illustrate that the surrounding community and land in ALL directions for miles are rural residential properties, many of which are currently vacant or being utilized for agricultural and / or equestrian properties. There is a reason the closest RM-12 and RM-30 zoned areas are 4.5-5.0 miles away. The Walden Development and the surrounding edges of the Black Forest are simply not urban in nature like Interquest Highway or I-25/Jackson Creek Road properties that provide walkability and a lower carbon footprint to urban living with nearby grocery stores and retail areas. Our neighborhood is characterized by rural and low density residential homes, some of which are only a few hundred feet away from the proposed high density housing proposals. These RM-12 and RM-30 proposals are clearly not compatible with current neighborhoods which were designed to be open, quiet, and rural residential in character.

High density housing does not fit the intended purpose of the Black Forest Preservation Plan. Yes, the El Paso County Master Plan has replaced the BFPP

but the intent should still exist within the Master Plan. Rezoning to 12 or 30 dwellings per acre represents a dramatic and incompatible change in land use intensity and does not align with this area's intended purpose.

The proposed rezoning is not suitable for the intended use at the requested density. First and foremost an estimated 1900+ / 500+ extra vehicles coming in and out of the two proposed sites daily represents an unacceptable risk to this already very dangerous intersection. It also adds unnecessary delays to any first responders that may be trying to get into our neighborhoods. School traffic twice a day alone already presents a nightmare during peak hours of the school year. Despite comments made during the planning meeting Highway 83 is not a good commute to Denver because it is only 2 lanes and presents itself as a snow and ice hazard during the winter. I doubt the current waste water treatment facility can handle the extra capacity. During certain times of the year it already appears to be maxed out. Finally, there is valid concern regarding the fresh water supply. Forcing an urban footprint here demands millions of gallons of water annually, structurally threatening our region by permanently over-pumping and mining non-renewable deep aquifers. The current record does not demonstrate that the utilities can support the requested intensity of the proposal.

I respectfully urge the Board of County Commissioners to uphold the Planning Commission's 6-1 recommendation and deny rezoning application P261 and P262. This is not a vote against growth—it is a vote for responsible growth that follows the El Paso County Master Plan and Land Development Code. The applicant has not demonstrated that the required approval criteria can be met. The staff report acknowledges multiple conflicts with the Master Plan, raising doubt that the proposal is in general conformance. The requested RM-12 and RM-30 zoning is not compatible with the surrounding low-density development pattern and creates an abrupt transition in intensity. While the property may be suitable for residential development, the record does not demonstrate that it is suitable for these high-density zoning districts. Approving this request would weaken the integrity of the County's planning

process and the public's trust that adopted plans and standards will be applied consistently.

Please deny P261 and P262. Thank you for your consideration and for your service to our community.

Sincerely yours,

Dave Morgan

OPPOSE

Name: Dave Morgan

Date: 7/19/2026 8:27 PM

My comments are in the attached pdf file. It appears I can only upload one file so let me know how I can submit my aerial photos which clearly establish this proposal is not compatible with the current surroundings. Thanks.

OPPOSE

Name: Leslie Hanks

Date: 7/19/2026 2:28 PM

Dear Commissioners,

I oppose this proposed project.

RM-12 and RM-30 zoning is incompatible with the surrounding large-lot residential area and inconsistent with the Master Plan. The Planning Commission recommended denial of both applications by a vote of 6-1.

Please do not approve this inappropriate change to the character of this rural and large lot residential area.

Respectfully,

Leslie Hanks

Monument, Colorado

OPPOSE

Name: Nolene Metzger

Date: 7/19/2026 5:20 PM

Please deny this application. RM-12 and RM-30 zoning is incompatible with the surrounding large-lot residential area and inconsistent with the Master Plan. The Planning Commission recommended denial of both applications by a vote of 6-1.

OPPOSE

Name: Sandra Weber

Date: 7/19/2026 4:58 PM

I am a local resident writing to urge the Board of County Commissioners to vote NO on the rezoning requests for P261 and P262 at Highway 83 and Walker Road. We live here for the open space, rural character, and natural environment. Shoving a high-density, 324-unit apartment complex here completely destroys that. This land is a vital habitat and corridor for wildlife like mule deer, elk, hawks, and wild turkeys. Replacing it with concrete, dense buildings, and light pollution will permanently displace these animals. Logistically, this project fails: Infrastructure: The site is cut off from city water, sewers, and grocery stores. It is rural, not a city hub. School Safety: Adding massive traffic next to Monument Academy poses an immediate safety risk to children. Permanent Zoning: Passing this grants permanent legal rights to maximize density. The Planning Commission recommended denial on June 18. Please protect our wildlife and vote NO.

OPPOSE

Name: Terre Christensen

Date: 7/19/2026 8:45 PM

The rezoning request is not in alignment with the existing community. Changing the zoning will create an entirely different type of community and spoil the lifestyle for current residents. There is no need to grant the rezoning and the Planning Commission gave sound reasons as to why the application should be denied. I was in attendance and was grateful for their safe consideration and appropriate conclusion to deny. The applicant presentation was deceptive in representing both purpose and need. Stand by the master plan and the counsel of the Planning Commission.

OPPOSE

Name: Todd Metzger

Date: 7/19/2026 5:45 PM

This is highly incompatible with the surrounding area.

OPPOSE

Name: Catie Corbin

Date: 7/20/2026 5:47 AM

Please vote NO to rezoning this parcel. Adding so many residential units would be a disaster with traffic in this area - it is already congested by Monument Academy, there is only one traffic circle and MANY student drivers. The school will grow in the next few years and the congestion will only worsen and endanger drivers if multi residential units are added. Please keep the rural feel of this area! That's why we live here. Build in downtown or more densely populated areas where there are services and bus routes - not out here in the country!

We are writing to express our families strong opposition to the proposed rezoning of MA Subdivision Tract A under File Numbers P261 and P262, which seek approval to rezone portions of the property to RM-12 and RM-30 high-density residential.

While responsible growth is important to the future of El Paso County, this proposal raises significant concerns regarding consistency with adopted planning documents, compatibility with surrounding land uses, infrastructure capacity, and the long-term protection of neighborhood character.

We believe this proposed rezoning would overload the existing infrastructure. The traffic going from Hodgen Road along Walden Way and Timber Meadow Road and Pinehurst Cir is already experiencing too much traffic because of the traffic to and from Monument Academy. El Paso County police have attempted to slow down the traffic along Timber Meadow, first with a speed radar sign, then with a stop sign and have now removed the stop sign. These attempts have been made due to safety concerns for children in our residential neighborhood. They have not succeeded in slowing some of the traffic. Commercial traffic to Monument Academy thru our residential area is simply not safe. Adding additional homes would make this safety problem much greater.

Dear El Paso County Board of County Commissioners,

My name is Janie Morgan and I have been a resident of the Walden development community for eight years. I am writing you to formally oppose the rezoning of two tracts of land from rural residential to RM-12 and RM-30 high density housing. These tracts are known as proposals P261 and P262. These proposals do not meet any of the criteria for approval outlined by the county's own rezoning criteria. Specifically, the rezoning is not compatible with the surrounding land uses, does not comply with the Master Plan, and is not suitable for the intended intensity.

First of all, most of the adjacent properties are currently vacant or being utilized for agricultural and/or equestrian properties and sit on 1 acre lots or larger. The closest RM-12 and RM-30 zoned areas are 4.5 to 5.0 miles away. The closest elementary school – Ray E Kilmer Elementary School (RKES) is two miles away and is not walkable from the intersection of 105 and 83 (there are no sidewalks from this intersection to RKES or anywhere in the Walden Preserve development). Monument Academy would be walkable from the intersection, but it is a charter school that only serves grades sixth through twelfth and currently has a waitlist. In addition, the Walden Development and the surrounding edges of the Black Forest are simply not urban in nature like Interquest Highway or I-25/Jackson Creek Road properties that provide walkability and a lower carbon footprint to urban living with nearby grocery stores and retail areas. Our neighborhood is characterized by rural and low-density residential homes, some of which are only a few hundred feet away from the proposed high density housing proposals. These RM-12 and RM-30 proposals are clearly not compatible with current neighborhoods which were designed to be open, quiet, and rural residential in character.

High density housing does not fit the intended purpose of the Black Forest Preservation Plan. Yes, the El Paso County Master Plan has replaced the BFPP but the intent should still exist within the Master Plan. Rezoning to 12 or 30 dwellings per acre represents a dramatic and incompatible change in land use intensity and does not align with this area's intended purpose.

The proposed rezoning is not suitable for the intended use at the requested density. First and foremost an estimated 1900+ extra vehicles coming in and out of the proposed sites daily represents an unacceptable risk to this already very dangerous intersection (the applicant's own traffic study failed during peak hours so the current infrastructure cannot support the extra 1900+ trips per day). It also adds unnecessary delays to any first responders (average time for first responders to travel to the Walden Preserve is nine minutes) that may be trying to get into our neighborhoods. School traffic twice a day alone already presents a nightmare during peak hours during the school year. Despite comments made during the planning meeting Highway 83 is not a good commute to Denver because it is only 2 lanes and presents itself as a snow and ice hazard during the winter. I doubt the current waste water treatment facility can handle the extra capacity. During certain times of the year it already appears to be maxed out. Finally, there

is valid concern regarding the fresh water supply. Forcing an urban footprint here demands millions of gallons of water annually, structurally threatening our region by permanently over-pumping and mining non-renewable deep aquifers. The current record does not demonstrate that the utilities can support the requested intensity of the proposal.

Last, I am very concerned with the applicant's real reasons for rezoning these two parcels of land and the fact that they have more to do with "bailing out" his privately owned utility company – The Walden Corporation. The Walden Corporation is the current waste water treatment provider to homes in The Walden Preserve and will also be the same utility company providing services for any new developments on both parcels of land in question. This waste water treatment facility currently has a \$1 million deficit or shortfall and will eventually need to be replaced with a less antiquated waste water treatment plant costing upwards of \$5 million or more. Rezoning both of these parcels for high density housing would help finance the current shortfall for the Walden Corporation as well as provide extra money for a new and more modern waste water treatment facility to be built in its stead. However, even a new and more modern waste water treatment facility is unable to meet the demands of 324 apartment units on the intersection of highways 105 and 83.

I respectfully urge the Board of County Commissioners to uphold the Planning Commission's 6-1 recommendation and deny rezoning application P261 and P262. This is not a vote against growth—it is a vote for responsible growth that follows the El Paso County Master Plan and Land Development Code and one that supports the current infrastructure of the surrounding land and properties. The applicant has not demonstrated that the required approval criteria can be met. The staff report acknowledges multiple conflicts with the Master Plan, raising doubt that the proposal is in general conformance. The requested RM-12 and RM-30 zoning is not compatible with the surrounding low-density development pattern and creates an abrupt transition in intensity. While the property may be suitable for residential development, the record does not demonstrate that it is suitable for these high-density zoning districts. Approving this request would weaken the integrity of the County's planning process and the public's trust that adopted plans and standards will be applied consistently.

Please support responsible and compatible growth and deny both P261 and P262. Thank you for your consideration and for your service to our community.

Sincerely,

Janie Morgan

OPPOSE

Name: Janie Morgan

Date: 7/21/2026 9:13 AM

Dear Board of County Commissioners,

Please read my letter in opposition to the rezoning request of File Number P261.

Thanks,

Janie Morgan

July 21, 2026

Dear Planning Staff and Commissioners:

My name is Laura Osborne, and I am a resident of Walden Preserve. I am writing to formally oppose the proposed rezoning applications for MA Subdivision Tract A (File Nos. P261 and P262), which seek to rezone portions of the property from its current rural residential classification to RM-12 and RM-30 high-density residential zoning.

I respectfully submit that approval of these applications would require findings that are not supported by the current record. Under El Paso County's rezoning approval criteria, the Board must determine that the proposed zoning is consistent with the Master Plan, compatible with surrounding land uses, and suitable for the intensity of development proposed. The current record does not support those findings.

Traffic and Transportation Safety Concerns

The most immediate concern is the significant increase in traffic that would result from introducing RM-12 and RM-30 residential density into an area that is already experiencing transportation challenges.

Traffic conditions in this area are already a substantial concern, particularly during school drop-off and pick-up times near Monument Academy East. Highway 83, Walker Road, Jane Lundeen Drive, nearby roundabouts, and neighborhood access points already experience congestion, delays, and increased interaction among vehicles, pedestrians, cyclists, school buses, and residents.

Additional residential density would substantially increase vehicle trips and place further pressure on roadways that already serve existing residents, schools, and surrounding neighborhoods. This increase in traffic raises legitimate concerns regarding:

- Increased congestion and delays.
- Additional conflict points at intersections and access locations.
- Increased risk to children, pedestrians, cyclists, and drivers.
- Reduced emergency access reliability.
- Additional wear and demand on existing transportation infrastructure.

Safety concerns are further heightened by the documented history of crashes and safety challenges along the Highway 83 corridor, including the area surrounding Highway 83 and Highway 105 intersection. CDOT safety evaluations have identified crash patterns along this corridor associated with turning movements, access points, and changing traffic conditions. These findings demonstrate that Highway 83 is not an unconstrained transportation corridor, and that additional traffic-generating development requires careful evaluation before approval.

Adding significant residential density at this location would increase daily vehicle trips, turning movements, and interactions with existing traffic patterns on a corridor where safety concerns have already been identified. Any increase in traffic demand should be evaluated in the context of existing roadway conditions, crash history, school-related traffic, and the ability of current infrastructure to safely serve both existing and future residents.

The Colorado Department of Transportation (CDOT) has recommended that a roundabout be investigated as a potential traffic-control improvement. That recommendation should not be viewed as evidence that transportation impacts have been resolved. Rather, it indicates that significant transportation considerations remain and that additional engineering evaluation may be required before this area can

safely accommodate increased development intensity. Highway 83 is a high-speed roadway with a posted speed limit of 65 miles per hour. Introducing additional traffic to existing access points or increasing traffic volumes on a highway operating at these speeds requires careful evaluation of sight distance, speed transitions, intersection design, and overall safety performance. A future improvement that has not yet been designed, funded, or constructed cannot be relied upon as a basis for approving increased density today.

CDOT's identification of potential roadway improvements further demonstrates that the existing transportation system requires additional analysis and potential mitigation before accommodating increased development intensity. The proposed rezoning would add significant new traffic demand to a roadway network where safety improvements are still under evaluation.

Approval of P261 and P262 before transportation issues are resolved would effectively allow development to proceed first and require the community to absorb the impacts while future solutions are studied, designed, funded, and constructed. Responsible land-use planning requires that necessary infrastructure and safety measures be demonstrated before density is increased—not after existing residents experience additional congestion, safety risks, and diminished roadway performance.

Before approval, the applicant should be required to provide clear and convincing evidence that the surrounding transportation system can safely accommodate the projected traffic increase and that the proposed development will not worsen existing safety concerns.

Water, Utilities, and Infrastructure Capacity

A second significant concern is whether existing infrastructure can support the intensity of development proposed.

The current record does not clearly demonstrate that adequate water resources, utilities, and public infrastructure exist to support RM-12 and RM-30 density without adversely affecting current residents. Water availability is a critical issue in this area. Any substantial increase in residential units requires reliable documentation showing adequate water supply, distribution capacity, and long-term availability. The County should not approve rezoning that would increase demand on water resources without clear evidence that both existing and future residents can be adequately served.

Additional infrastructure concerns include:

- Wastewater and utility capacity.
- Stormwater management and drainage impacts.
- Roadway capacity.
- Emergency service availability.

The existing emergency response system already serves the current community. Increasing residential density without demonstrating additional emergency service capacity could result in longer response times and reduced service levels for both existing and future residents. Growth should not outpace the public facilities and services needed to protect the health, safety, and welfare of the community. The burden of providing adequate infrastructure should not be shifted to existing residents through increased congestion, reduced service levels, or additional demands on already limited resources.

Compatibility with Existing Land Uses, Master Plan, and Community Character

The proposed rezonings are inconsistent with the established planning framework, surrounding development pattern, and existing character of the community.

The applications request rezoning portions of MA Subdivision Tract A to **RM-12 (allowing up to 12 dwelling units per acre)** and **RM-30 (allowing up to 30 dwelling units per acre)**. These proposed zoning districts represent a substantial increase in residential intensity compared with the existing rural residential character of the surrounding area.

The surrounding community is characterized by rural and low-density residential development, including large-lot homes, properties of 1.0 acres or more, and neighborhoods designed to preserve an open, quiet, and compatible residential environment. The existing development pattern is rural-residential rather than urban or high-density. Although the developer may argue that the school provides a transition or buffer for the proposed development, the school itself backs up to trails and open space, reinforcing the area's rural character.

The Black Forest Land Use Committee's review comments submitted into the County record identify that the County Master Plan for this area supports a larger-lot residential development pattern, including a minimum 2.5-acre lot size framework. The Committee has raised concerns that the requested RM-12 and RM-30 zoning designations are inconsistent with that established planning approach and would represent a substantial departure from the intended land-use character of the area.

The proposed rezoning is not a minor adjustment in density or a reasonable transition between compatible uses. Moving from a rural residential environment with larger lots to zoning that allows up to 12 or 30 dwelling units per acre represents a dramatic change in scale and intensity.

Introducing duplex, apartment-style, or other high-density residential development at this location would create an abrupt transition between existing rural neighborhoods and significantly more intensive land uses. This type of density is more appropriately located in areas with existing urban-scale infrastructure, transportation capacity, water resources, and public services capable of supporting that intensity. The County must consider not only whether a proposed zoning district is technically allowable, but also whether the requested intensity is appropriate for this specific location. The current record does not demonstrate that RM-12 or RM-30 zoning is compatible with surrounding uses or that the site has the infrastructure capacity necessary to support the proposed density without creating adverse impacts on existing residents.

Protection of Existing Residents and Neighborhood Stability

Residents of Walden Preserve and the surrounding community rely on the area's established rural-residential character, open space, and quality of life. While orderly and responsible growth is appropriate, it must occur only where transportation systems, water resources, utilities, emergency services, and other public infrastructure are demonstrably capable of supporting the proposed intensity without imposing undue burdens on existing residents. Approval of RM-12 or RM-30 zoning at this location would materially alter the character of the area and undermine the stability, compatibility, and predictability that sound land-use planning and zoning decisions are intended to protect.

Conclusion

For these reasons, I respectfully state that the County cannot make the findings necessary to approve either rezoning request.

The applications are:

- Not supported by adequate evidence that existing transportation infrastructure can safely accommodate the proposed increase in traffic.
- Not supported by sufficient evidence that water resources, utilities, emergency services, and public infrastructure can serve the proposed density.
- Not consistent with the established Master Plan intent and surrounding rural-residential development pattern.
- Not compatible with surrounding land uses.
- Not demonstrated to be suitable for the intensity of development proposed.

The Board has a responsibility to ensure that growth occurs in an orderly and compatible manner and is supported by adequate public facilities. The unresolved concerns regarding traffic safety, Highway 83 conditions, water availability, emergency services, infrastructure capacity, and compatibility with the existing community demonstrate that these applications have not met that standard.

Accordingly, I respectfully urge the Board of County Commissioners to deny both P261 and P262 and to follow the Planning Commission's of not approving this requested rezoning.

Thank you for your consideration and for your service to the community.

Sincerely,

Laura Osborne
Resident, Walden Preserve

July 21, 2026

Dear Planning Staff and Commissioners:

My name is Laura Osborne, and I am a resident of Walden Preserve. I am writing to formally oppose the proposed rezoning applications for MA Subdivision Tract A (File Nos. P261 and P262), which seek to rezone portions of the property from its current rural residential classification to RM-12 and RM-30 high-density residential zoning.

I respectfully submit that approval of these applications would require findings that are not supported by the current record. Under El Paso County's rezoning approval criteria, the Board must determine that the proposed zoning is consistent with the Master Plan, compatible with surrounding land uses, and suitable for the intensity of development proposed. The current record does not support those findings.

Traffic and Transportation Safety Concerns

The most immediate concern is the significant increase in traffic that would result from introducing RM-12 and RM-30 residential density into an area that is already experiencing transportation challenges.

Traffic conditions in this area are already a substantial concern, particularly during school drop-off and pick-up times near Monument Academy East. Highway 83, Walker Road, Jane Lundeen Drive, nearby roundabouts, and neighborhood access points already experience congestion, delays, and increased interaction among vehicles, pedestrians, cyclists, school buses, and residents.

Additional residential density would substantially increase vehicle trips and place further pressure on roadways that already serve existing residents, schools, and surrounding neighborhoods. This increase in traffic raises legitimate concerns regarding:

- Increased congestion and delays.
- Additional conflict points at intersections and access locations.
- Increased risk to children, pedestrians, cyclists, and drivers.
- Reduced emergency access reliability.
- Additional wear and demand on existing transportation infrastructure.

Safety concerns are further heightened by the documented history of crashes and safety challenges along the Highway 83 corridor, including the area surrounding Highway 83 and Highway 105 intersection. CDOT safety evaluations have identified crash patterns along this corridor associated with turning movements, access points, and changing traffic conditions. These findings demonstrate that Highway 83 is not an unconstrained transportation corridor, and that additional traffic-generating development requires careful evaluation before approval.

Adding significant residential density at this location would increase daily vehicle trips, turning movements, and interactions with existing traffic patterns on a corridor where safety concerns have already been identified. Any increase in traffic demand should be evaluated in the context of existing roadway conditions, crash history, school-related traffic, and the ability of current infrastructure to safely serve both existing and future residents.

The Colorado Department of Transportation (CDOT) has recommended that a roundabout be investigated as a potential traffic-control improvement. That recommendation should not be viewed as evidence that transportation impacts have been resolved. Rather, it indicates that significant transportation considerations remain and that additional engineering evaluation may be required before this area can

safely accommodate increased development intensity. Highway 83 is a high-speed roadway with a posted speed limit of 65 miles per hour. Introducing additional traffic to existing access points or increasing traffic volumes on a highway operating at these speeds requires careful evaluation of sight distance, speed transitions, intersection design, and overall safety performance. A future improvement that has not yet been designed, funded, or constructed cannot be relied upon as a basis for approving increased density today.

CDOT's identification of potential roadway improvements further demonstrates that the existing transportation system requires additional analysis and potential mitigation before accommodating increased development intensity. The proposed rezoning would add significant new traffic demand to a roadway network where safety improvements are still under evaluation.

Approval of P261 and P262 before transportation issues are resolved would effectively allow development to proceed first and require the community to absorb the impacts while future solutions are studied, designed, funded, and constructed. Responsible land-use planning requires that necessary infrastructure and safety measures be demonstrated before density is increased—not after existing residents experience additional congestion, safety risks, and diminished roadway performance.

Before approval, the applicant should be required to provide clear and convincing evidence that the surrounding transportation system can safely accommodate the projected traffic increase and that the proposed development will not worsen existing safety concerns.

Water, Utilities, and Infrastructure Capacity

A second significant concern is whether existing infrastructure can support the intensity of development proposed.

The current record does not clearly demonstrate that adequate water resources, utilities, and public infrastructure exist to support RM-12 and RM-30 density without adversely affecting current residents. Water availability is a critical issue in this area. Any substantial increase in residential units requires reliable documentation showing adequate water supply, distribution capacity, and long-term availability. The County should not approve rezoning that would increase demand on water resources without clear evidence that both existing and future residents can be adequately served.

Additional infrastructure concerns include:

- Wastewater and utility capacity.
- Stormwater management and drainage impacts.
- Roadway capacity.
- Emergency service availability.

The existing emergency response system already serves the current community. Increasing residential density without demonstrating additional emergency service capacity could result in longer response times and reduced service levels for both existing and future residents. Growth should not outpace the public facilities and services needed to protect the health, safety, and welfare of the community. The burden of providing adequate infrastructure should not be shifted to existing residents through increased congestion, reduced service levels, or additional demands on already limited resources.

Compatibility with Existing Land Uses, Master Plan, and Community Character

The proposed rezonings are inconsistent with the established planning framework, surrounding development pattern, and existing character of the community.

The applications request rezoning portions of MA Subdivision Tract A to **RM-12 (allowing up to 12 dwelling units per acre)** and **RM-30 (allowing up to 30 dwelling units per acre)**. These proposed zoning districts represent a substantial increase in residential intensity compared with the existing rural residential character of the surrounding area.

The surrounding community is characterized by rural and low-density residential development, including large-lot homes, properties of 1.0 acres or more, and neighborhoods designed to preserve an open, quiet, and compatible residential environment. The existing development pattern is rural-residential rather than urban or high-density. Although the developer may argue that the school provides a transition or buffer for the proposed development, the school itself backs up to trails and open space, reinforcing the area's rural character.

The Black Forest Land Use Committee's review comments submitted into the County record identify that the County Master Plan for this area supports a larger-lot residential development pattern, including a minimum 2.5-acre lot size framework. The Committee has raised concerns that the requested RM-12 and RM-30 zoning designations are inconsistent with that established planning approach and would represent a substantial departure from the intended land-use character of the area.

The proposed rezoning is not a minor adjustment in density or a reasonable transition between compatible uses. Moving from a rural residential environment with larger lots to zoning that allows up to 12 or 30 dwelling units per acre represents a dramatic change in scale and intensity.

Introducing duplex, apartment-style, or other high-density residential development at this location would create an abrupt transition between existing rural neighborhoods and significantly more intensive land uses. This type of density is more appropriately located in areas with existing urban-scale infrastructure, transportation capacity, water resources, and public services capable of supporting that intensity. The County must consider not only whether a proposed zoning district is technically allowable, but also whether the requested intensity is appropriate for this specific location. The current record does not demonstrate that RM-12 or RM-30 zoning is compatible with surrounding uses or that the site has the infrastructure capacity necessary to support the proposed density without creating adverse impacts on existing residents.

Protection of Existing Residents and Neighborhood Stability

Residents of Walden Preserve and the surrounding community rely on the area's established rural-residential character, open space, and quality of life. While orderly and responsible growth is appropriate, it must occur only where transportation systems, water resources, utilities, emergency services, and other public infrastructure are demonstrably capable of supporting the proposed intensity without imposing undue burdens on existing residents. Approval of RM-12 or RM-30 zoning at this location would materially alter the character of the area and undermine the stability, compatibility, and predictability that sound land-use planning and zoning decisions are intended to protect.

Conclusion

For these reasons, I respectfully state that the County cannot make the findings necessary to approve either rezoning request.

The applications are:

- Not supported by adequate evidence that existing transportation infrastructure can safely accommodate the proposed increase in traffic.
- Not supported by sufficient evidence that water resources, utilities, emergency services, and public infrastructure can serve the proposed density.
- Not consistent with the established Master Plan intent and surrounding rural-residential development pattern.
- Not compatible with surrounding land uses.
- Not demonstrated to be suitable for the intensity of development proposed.

The Board has a responsibility to ensure that growth occurs in an orderly and compatible manner and is supported by adequate public facilities. The unresolved concerns regarding traffic safety, Highway 83 conditions, water availability, emergency services, infrastructure capacity, and compatibility with the existing community demonstrate that these applications have not met that standard.

Accordingly, I respectfully urge the Board of County Commissioners to deny both P261 and P262 and to follow the Planning Commission's of not approving this requested rezoning.

Thank you for your consideration and for your service to the community.

Sincerely,

Laura Osborne
Resident, Walden Preserve

OPPOSE

Name: L Osborne

Date: 7/21/2026 1:13 PM

See attached Opposing Rezoning.

OPPOSE

Name: L Osborne

Date: 7/21/2026 1:14 PM

See attached Opposing Rezoning.

OPPOSE

Name: Kevin Christensen

Date: 7/20/2026 8:25 PM

Rezoning these properties to RM-12 and RM-30 would introduce development intensity that is fundamentally incompatible with the surrounding large-lot residential community and contrary to the vision established in the Master Plan. After reviewing the proposals, the Planning Commission voted 6-1 to recommend denial of both applications, reflecting significant concerns about their consistency with adopted planning policies. Yielding to developers will forever negatively shape our broader community. The plan is here - following it would better serve your constituents.

Opposition to P261 — Water & Sewer Service Concerns

The Walden Corporation and Matt Dunston's Dual Role

To: El Paso County Board of County Commissioners | Re: P261 | Hearing Date: July 23, 2026

I oppose rezoning application P261 on the specific grounds that the water and sewer utility relied upon to serve this project — the Walden Corporation — is owned by the applicant himself, Matt Dunston, and is not financially or operationally positioned to reliably serve additional high-density development.

Mr. Dunston is the applicant, acting through MA Infrastructure LLC, and separately owns Walden Corporation, the utility that supplies water and sewer service here. The will-serve letter submitted with this application is written on Walden letterhead and signed by Mr. Dunston himself — there is no independent utility confirming that adequate capacity exists.

Key Concerns

- **Conflict of interest:** The same person who benefits from the rezoning is the one certifying that his own utility can serve it. The Board should not accept this as a substitute for independent verification.
- **Underfunded plant:** Walden's replacement wastewater plant is estimated at \$6.45M, but Walden holds only a \$5M loan pre-qualification — not a firm commitment — leaving a ~\$1M funding gap. No 20-year financial plan has been provided, and regional reviewers (PPACG's Water Quality Management Committee) warned existing rates could double to quadruple. Approval was conditioned on independent state verification of Walden's finances, which has not yet occurred.
- **Unresolved sludge and compliance issues:** Reviewers found sludge appeared to be covered up rather than properly disposed of, with no documentation provided; the matter was referred to state and county health authorities. Walden has 23 permit exceedances over the past decade and was recently denied a request to loosen its phosphorus discharge limit.
- **Capacity already spoken for:** The new plant is sized for the existing 381 connections, the subdivision's build-out to ~520 homes, and two schools — not the ~324 additional high-density units this rezoning would allow. Approving P261 would displace capacity already promised to existing customers or force another costly expansion.

Conclusion

Mr. Dunston's ownership of both the applicant entity and the utility meant to serve it is a direct conflict of interest, at a time when that utility's wastewater system is underfunded, under scrutiny for sludge handling, and not designed to accommodate this density. I respectfully ask the Board to deny P261.

Source: "Drains, Lanes and Automobiles: Highway 83, the Rezoning and the Walden Corporation," The Monument Independent, July 10, 2026, which cites records from the El Paso County Assessor and Clerk & Recorder; the Pikes Peak Area Council of Governments Water Quality Management Committee, and the Colorado Department of Public Health and Environment.

OPPOSE

Name: Morgan Z

Date: 7/21/2026 4:27 PM

Please see attached letter

Opposition to Rezoning Application P261 and P262

Highway 83 & Walker Road Rezoning (RR-5 to RM-12)

To: El Paso County Board of County Commissioners | Re: P261 | Hearing Date: July 23, 2026

I oppose rezoning application P261. The Planning Commission already recommended denial 6-1, finding it inconsistent with the County Master Plan and incompatible with surrounding land uses. The Board should uphold that recommendation.

This application also raises conflict-of-interest and public-safety concerns:

- **The developer = The utility:** Applicant Matt Dunston owns MA Infrastructure LLC (the developer) and Walden Corporation (the utility) are the same.. The “will-serve” letter is written on Walden letterhead and signed by Mr. Dunston himself. To protect the community, there should be an independent utility verifying capacity.
- **Utility is financially unstable:** Walden's new wastewater plant costs an estimated \$6.45M. The utility has only a \$5M loan pre-qualification, leaving a \$1.45M funding gap. Regional reviewers (PPACG's Water Quality Management Committee) warned existing rates could double to quadruple, far above the developer's own “\$10–\$35/month” estimate. A utility in this financial condition should not be relied upon as the basis for approving several hundred additional housing units which backfills the utility company's balance sheet, at the expense of existing Walden customers.
- **Sludge and compliance issues:** Reviewers found sludge appeared to be covered up rather than properly hauled away, with no documentation provided. Walden has 23 permit exceedances in the past decade and was recently denied a request to loosen its phosphorus discharge limit. This is not a utility with a clean compliance record, and it should not be handed the additional burden — and additional revenue opportunity — of serving several hundred new high-density units while these issues remain unresolved.
- **Plant isn't sized for this density:** The new plant's design capacity is already committed to existing homes, the subdivision build-out, and two schools — not the ~324 additional high-density units this rezoning would allow. Approving high-density housing at this site would either crowd out capacity promised to existing subdivision lot owners or require the plant to be enlarged yet again, at further cost that existing ratepayers would likely be asked to help finance.
- **Traffic:** The Highway 83/Walker Road intersection already fails at peak hours and is projected to keep failing through 2045 — before adding this project's 1,931 daily vehicle trips.

P261 and P262 asks the County to approve high-density development based on a water and sewer commitment from a utility that has significant shortcomings as described above. Combined with the Planning Commission's 6-1 recommendation of denial on master-plan and compatibility grounds, and with an intersection already failing before this project is added, the record does not support approval.

I respectfully ask the Board of County Commissioners to deny rezoning application P261 and P262.

Source: “Drains, Lanes and Automobiles: Highway 83, the Rezoning and the Walden Corporation,” The Monument Independent, July 10, 2026.

OPPOSE

Name: Phillip S

Date: 7/21/2026 10:18 PM

The infrastructure behind this application does not hold up to scrutiny. The County is being asked to approve high-density development based on a water and sewer commitment from a utility that (1) is owned by the same person seeking the rezoning; (2) has an unresolved, roughly \$1 million funding gap for the very plant meant to serve this growth; (3) faces open regulatory concerns about sludge handling and permit compliance; and (4) has not actually planned or budgeted capacity for this density in its own engineering submissions.

Significant traffic issues remain unresolved as well. Combined with the Planning Commission's 6?1 recommendation to deny on master-plan and compatibility grounds ? and an intersection already failing before this project adds a single trip ? the record does not support approval.

I respectfully ask the Board of County Commissioners to deny rezoning applications P261 and P262.

OPPOSE

Name: Chris Bailey

Date: 7/22/2026 8:39 AM

Adding housing of this density on the corner of highway 83 and 105 is a terrible idea. The area is surrounded by houses on large lots and even a cattle ranch as well as the Monument Academy high school. That intersection cannot handle the increased traffic and is already the site of multiple wrecks. I am told that Matt Dunstan's waste treatment already has violations for disposing of solids, which he just covered up with dirt. He does not have the capacity to handle waste treatment of an additional 325 families and is underfunded to provide expanded services. I hope that you as commissioners will show some backbone for once and agree with the planning commission to deny this request.

OPPOSE

Name: Kathryn Frasier

Date: 7/22/2026 10:07 AM

The rezoning of P261 and P262 is not right for the Walden area. Ensure compatibility with established character and infrastructure capacity? If the rezoning were to happen in this area it would not be compatible with what is currently there. This would clash with what is already in the neighborhood. And the second part of the goal states that they will be compatible with the current infrastructure capacity, which is not true either. Walden Corporation would need to update the current water system to handle what it proposed in both P261 and P262 of over 300 multi family residents. Currently Walden Corporation cannot even handle the current load. On the topic of Walden Corporation it also needs to be stated that the Dunstons owns the Walden Corporation and has written a letter to himself stating that the water district can handle this growth.

In short I oppose the building of 300 new multi family housing in this area.

Thank you for your time,

Kathryn Frasier

I respectfully request denial of P261 (P-26-001), the proposed rezoning from RR-5 to RM-12. The application fails the general-conformance and compatibility requirements of Section 4.2.6 of the Land Development Code. This property is an isolated Suburban Residential pocket within a Minimal Change Developed area and surrounded by Large-Lot Residential. No substantial change in the surrounding neighborhood justifies a leap from one dwelling per five acres to twelve dwellings per acre, and the nearest comparable RM-12 zoning is approximately 5.12 miles away. Central water and sewer, nearby roads, and the presence of a school do not make this density compatible with existing and permitted uses in all directions. The Master Plan says future development in Tri-Lakes should align with existing character and that multifamily development within Suburban Residential must remain limited, supportive, and compatible with the area's overall single-family character. The Planning Commission's 6-1 recommendation for denial correctly applied these standards. Please deny P261.

Laurel Schow
Tri-Lakes Resident

Jessica Merriam

From: Paula Linhares
Sent: Wednesday, July 22, 2026 12:28 PM
To: PLNWEB; Jessica Merriam
Subject: FW: Public Comment – DENY MA Infrastructure Rezoning Applications P261/P262

From: Ron Baumert <rbaumert@gmail.com>
Sent: Wednesday, July 22, 2026 6:34 AM
To: Holly Williams <HollyWilliams@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>; Lauren Nelson <LaurenNelson@elpasoco.com>
Cc: Meggan Herington <MegganHerington@elpasoco.com>; Kenny Hodges <KennyHodges@elpasoco.com>; Kylie Bagley <KylieBagley@elpasoco.com>; mlakind@tomgov.org; sking@tomgov.org; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mfiorito@tomgov.org; TPI Secretary <secretary@trilakespreservation.org>; Integrity Matters <integritymatterscos@gmail.com>
Subject: Public Comment – DENY MA Infrastructure Rezoning Applications P261/P262

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- This is a personal email address.

Mark Safe

Report

El Paso County Digital, Strategy & Technology (DST)

Dear Members of the Board of County Commissioners,

Please distribute this email to all five Commissioners and include it in the official public record for Rezoning Applications P261 and P262.

I respectfully ask that you uphold the Planning Commission's recommendation and **deny the rezoning applications submitted by MA Infrastructure, LLC** for the property at Highway 83 and Walker Road.

This request is not about opposing growth or private property rights. It is about ensuring that growth is consistent with the County's adopted planning documents, existing infrastructure, and the expectations of the surrounding community.

MA Infrastructure's (I.e. Matt Dunston) proposal raises significant planning concerns:

- The requested density is inconsistent with the rural character of the Highway 83 corridor and the vision expressed in the Black Forest Preservation Plan.
- Highway 83, Walker Road, and nearby intersections already experience congestion and safety concerns, particularly with Monument Academy immediately adjacent to the property.
- Many residents remain unconvinced that transportation, water, wastewater, and other infrastructure are adequate to support the requested density.
- Families purchased homes in this area with the expectation that County planning documents and existing zoning would help preserve the character of the community.

The Planning Commission carefully considered these issues after hearing extensive public testimony and ultimately recommended **denial** of the rezoning applications. I respectfully ask that the Board give substantial weight to that recommendation.

Your decision will shape the Highway 83 corridor for decades. I respectfully urge you to protect the integrity of the County's Comprehensive Plan, uphold the intent of the Black Forest Preservation Plan, and preserve the rural character that has made northern El Paso County such a special place to live.

Thank you for your service and for your thoughtful consideration of this important matter.

Respectfully,

Ron Baumert
Monument, Colorado

Jessica Merriam

From: Paula Linhares
Sent: Tuesday, July 21, 2026 4:26 PM
To: PLNWEB; Jessica Merriam
Subject: FW: P261 & P262 Opposition Statement from Monument Academy Board of Directors
Attachments: MA BOD Letter to BOCC.docx.pdf

Follow Up Flag: Follow up
Flag Status: Completed

From: Lindsay Clinton <lclinton-board@monumentacademy.net>
Sent: Monday, July 20, 2026 2:48 PM
To: Carrie Geitner <CarrieGeitner@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>; Lauren Nelson <LaurenNelson@elpasoco.com>
Cc: CARCTB <carctb@elpasoco.com>
Subject: P261 & P262 Opposition Statement from Monument Academy Board of Directors

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Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Madam Chair and Commissioners

Attached is a statement submitted on behalf of the Monument Academy Board of Directors. Please submit this as part of the official record for your July 23rd land use hearing. Thank you.

Sincerely,
Lindsay Clinton

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Lindsay Clinton

2026-2027 Board of Directors President
Monument Academy Charter School
www.monumentacademy.net



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Monument Academy

Traditional Education For Modern Times

July 20th 2026

Madam Chair and Members of the Board of County Commissioners:

The Monument Academy Board of Directors respectfully submits the following statement regarding Rezoning Applications P261 and P262.

After carefully reviewing the applications, the staff reports, the public hearing record, and the findings and recommendation of the El Paso County Planning Commission, the Board has concluded that both applications should be denied. The Board agrees with the Planning Commission's determination that the applications do not satisfy Approval Criteria 1 and 3 of Section 5.3.5(B) of the El Paso County Land Development Code because they are not in general conformance with the El Paso County Master Plan and are not compatible with the surrounding land uses and zoning.

Our responsibility as the governing board of Monument Academy is to protect the educational mission of the Academy and to provide a safe, secure, and effective learning environment for the thousand plus students and families we serve. Our position is based solely on the potential impacts these proposed rezonings may have on student safety, school operations, and the long-term educational environment of Monument Academy.

The Board shares the Planning Commission's concerns regarding compatibility. During its deliberations, the Commission concluded that the proposed RM-12 and RM-30 zoning districts are not compatible with the existing large-lot residential character surrounding the property and do not provide an appropriate transition in land use intensity. Commissioners also expressed concern that the proposals were inconsistent with the Master Plan's guidance that higher-density residential development should be supportive of and compatible with the surrounding single-family character.

The Board is particularly concerned about the potential impacts on traffic and student safety. Every school day, Monument Academy experiences concentrated periods of traffic generated by parents, students, staff, volunteers, and visitors entering and leaving campus. Student drop-off and pick-up periods already create significant traffic in the immediate vicinity of the school. The Planning Commission specifically

considered Monument Academy traffic, school enrollment, roadway capacity, the applicant's traffic study, and testimony regarding approximately 1,900 additional daily vehicle trips associated with the proposed development. Those concerns were central to the Commission's deliberations.

The Board believes that when a rezoning request has the potential to substantially increase traffic immediately adjacent to a school, the burden rests with the applicant to demonstrate through competent and persuasive evidence that student safety, pedestrian circulation, emergency access, and the efficient operation of the school will not be adversely affected. After reviewing the evidentiary record and the Planning Commission's findings, the Board is not persuaded that this burden has been satisfied.

Monument Academy is more than an adjacent property. It is an established public charter school that has served the Tri-Lakes community for more than two decades and today educates over a thousand students from across northern El Paso County. The Academy represents a lasting investment in our community, and land use decisions affecting property immediately adjacent to the campus should carefully consider the long-term impacts on student safety, school operations, and the educational environment. Once development of this intensity is approved, its effects on the surrounding area may be permanent.

The Board's position should not be interpreted as opposition to growth or future development. Rather, it reflects our fiduciary obligation to ensure that development immediately adjacent to Monument Academy is compatible with the school's educational mission and does not create avoidable risks to student safety, campus operations, or the learning environment.

For these reasons, the Monument Academy Board of Directors respectfully joins the El Paso County Planning Commission in urging the Board of County Commissioners to deny Applications P261 and P262.

The Board remains committed to working cooperatively with county officials, neighboring property owners, and the community to support thoughtful land use planning that is consistent with the El Paso County Master Plan, compatible with surrounding land uses, and protective of the students, families, and educational mission of Monument Academy.

Respectfully Submitted,
Monument Academy Board of Directors

Map



Overview

Case Number: CCM-2622314

Case Type: Contact My Commissioner

Case Status: Submitted

Address: 18035 BAKERS FARM,
MONUMENT, CO, 80908

Unit:

Priority: Normal

Category: Citizen Contact Management

Assignees:

Internal Workflow Status: Submitted

Submitted By: Anonymous

Created Date: 07/22/2026 11:01 AM

Updated Date: 07/22/2026 11:01 AM

Source: Web

Tags:

Resolution:

Details

Case Number: CCM-2622314

Case Type: Contact My Commissioner

I affirm that I am submitting my electronic email address, telephone number, and/or home address for the purpose of receiving future electronic communications from El Paso County related to this Citizen Connect request. I request that this information be kept confidential under C.R.S. § 24-72-204(2)(a)(VII).: Yes

Please note that information you submit, including your name, may be subject to release under the Colorado Open Records Act. Certain specific information may be withheld if you checked the box above. If you do not wish for your name to be potentially released, please submit your request anonymously.

Contact All Commissioners: Yes

Please note that anything put in these fields will be viewable by members of the public.

Type of Submission: Other

Subject: Objection to proposed rezoning: Parcel No. 6115011001, File #P-26-001 and P-26-002

Notes (Describe the issue for the Commissioner): I (and my wife Laura Findorff) have lived at our current address since July 2009 and have seen significantly more residential development than originally planned for our subdivision. We STRONGLY OBJECT to the request by MA Infrastructure, LLC for approval of a Map Amendment (Rezoning) of 7.56 acres (File #P-26-001) and 7.79 acres (File #P-26-002) from RR-5 (Residential Rural) to RM-30 (Residential Multi-Dwelling) on Parcel #6115011001. We ask you to UPHOLD the June 18, 2026, Planning Commission's recommendation to the Board of County Commissioners for DENIAL which passed with a vote of 6-1. The proposed Rezoning and subsequent development of multi-family residential units is entirely incompatible with the surrounding large-lot residential character and inconsistent with the intent of the El Paso County Master Plan. If approval the requested rezoning would establish a precedent for additional high-density development along the Highway 83 corridor and fundamentally and tragically alter the rural character of the area. In addition, and of primary importance, the proposed rezoning and development would seriously over-tax current infrastructure and adversely impact safety for drivers, cyclists, pedestrians and students at Monument Academy. Again, we request in strongest terms possible that the El Paso County Board of Commissioners UPHOLD THE JUNE 18, 2026 PLANNING COMMISSION'S RECOMMENDATION FOR DENIAL of MA Infrastructure, LLC's requests for Map Amendment (Rezoning) on Parcel # 6115011001 of 7.56 acres (File #P-26-001) and 7.79 acres (File #P-26-002) from RR-5 (Residential Rural) to RM-12 (Residential Multi-Dwelling). Respectfully, Scott & Laura Findorff

GIS Attributes

District :1

Jurisdiction :El Paso County

Contact Info

Scott Findorff

Individual
Constituent

Phone: (719) 375-4560

Email: scott.findorff@gmail.com

Address: N/A

Updated by:

Anonymous

On:

07/22/2026

Comments

No details available

Images

No documents associated

Activity Logs

No District | Provider changed to CCM

System | 07/22/2026 11:01 AM

No District | Case created

Anonymous | 07/22/2026 11:01 AM

Jessica Merriam

From: Paula Linhares
Sent: Tuesday, July 21, 2026 4:48 PM
To: PLNWEB; Jessica Merriam
Subject: FW: July 23 Hearing to rezone

-----Original Message-----

From: Joanne Jensen <champy719@gmail.com>
Sent: Monday, July 20, 2026 2:13 PM
To: Holly Williams <HollyWilliams@elpasoco.com>
Subject: July 23 Hearing to rezone

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Please deny the request of Matt Dunston to rezone 15 acres at the SE corner of Hwy 83 and Walker Road.

The development of multi-dwelling units on that property would bring many problems, such as: 1) Walden subdivision already has water issues. 2) This rezoning request is incompatible with the surrounding area. 3) The intersection of Hwy 83 and Walker Road already has too many vehicle accidents. Increased traffic from this proposed development would bring even more accidents, especially on winter mornings if Daylight Savings Time becomes year-round.

Thank you for your consideration.

Joanne Jensen
2645 Mohawk Way (Canterbury Subdivision)

Jessica Merriam

From: Paula Linhares
Sent: Tuesday, July 21, 2026 4:46 PM
To: PLNWEB; Jessica Merriam
Subject: FW: Opposition to Rezone at Highway 83 & Walker Road (P261 & P262)

From: Jonathan Moore <jonathanm@fsd901.org>
Sent: Friday, July 17, 2026 9:45 AM
To: LauraNelson@elpasoco.com; Cory Applegate <CoryApplegate@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>
Cc: Kari Parsons <kariparsons@elpasoco.com>; David Vallado <dvallado@comspoc.com>; Brett Stills <brettstills@gmail.com>
Subject: Opposition to Rezone at Highway 83 & Walker Road (P261 & P262)

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Report

El Paso County Digital, Strategy & Technology (DST)

BOCC,

I'm reaching out to you regarding the rezone request located at Highway 83 & Walker Road (MA Subdivision, Tract A). I live near this location at Hodgen and Timber Meadow Drive.

My background: I once was the director of planning and engineering for one of the largest home builders in the County. Authored the 2018 El Paso County Water Master Plan, prepare by Forsgren; currently serving on the following: PPACG Water Quality Management Committee, PPACG Site Application Review Committee, chair the Lower Fountain Water Quality Management Authority.

Concerns:

- Multi-Family should be used to shield commercial/industrial zones from residential areas. This is not the case for this applicant. Our community didn't approve the school to be used for an excuse to have multi-family zoning come to our RR-5 and RR-2.5 zoning areas.

- Multi-Family should be created in urban areas not Rural areas. This is bad planning.
- The only water supply that should be used is the Denver Aquifer, not the Dawson Aquifer. It is my understanding that Waldon Corporation gets its water from the Dawson Aquifer. I don't see a water master plan report to verify this.
- The sanitary sewer flows will be heading to a treatment plant owned by Waldon Corporation (which is owned by the developer), that the CDPHE has fined and threatened to shut down.
- There needs to be a **wastewater master report** for how the sewer will be treated and the capacity of the system.
- There needs to be a **water master plan report** on where the water will be supplied, treated, and impacts of existing wells in the area.
- I'm all about property owner rights, but this rezone is not good planning in a rural area that cannot support it with the necessary infrastructure like: public transportation, water, sewer, emergency services, and roadway upgrades.

I'm unable to make the BOCC meeting on July 23rd, 2026, **so I urge you to follow EPC PC denial of this very bad planning request.**

Feel free to reach out via email or call me on my cell phone.

Thank you for your service to this great County!

Jonathan Moore, P.E.
District Manager



11545 Link Road

Fountain, CO 80817

(719) 382-5303 (work), (719) 964-6654 (cell)

Office Hours: 7:00AM to 4:00PM

www.fountainsanitation.com

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Jessica Merriam

From: Paula Linhares
Sent: Tuesday, July 21, 2026 4:48 PM
To: PLNWEB; Jessica Merriam
Subject: FW: Opposition to P261 and P262
Attachments: West View.JPG; North View.JPG; South View1.JPG; West Overview.JPG

From: David Morgan <charles.d.morgan@protonmail.com>
Sent: Sunday, July 19, 2026 8:53 PM
To: Holly Williams <HollyWilliams@elpasoco.com>
Subject: Opposition to P261 and P262

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Report

El Paso County Digital, Strategy & Technology (DST)

Dear Commissioners Williams,

My name is Dave Morgan and I have been a resident of the Walden POA and community for eight years. I am writing you to formally oppose the rezoning of two tracts of land from rural residential to RM-12 and RM-30 high density housing. These tracts are known as proposals P261 and P262. These proposals do not meet any of the criteria for approval outlined by the county's own rezoning criteria. Specifically, the rezoning is not compatible with the surrounding land uses, does not comply with the Master Plan, and is not suitable for the intended density.

I have attached several aerial photos which clearly illustrate that the surrounding community and land in ALL directions for miles are rural residential properties, many of which are currently vacant or being utilized for agricultural and / or equestrian properties. There is a reason the closest RM-12 and RM-30 zoned areas are 4.5-5.0 miles away. The Walden Development and the surrounding edges of the Black Forest are simply not urban in nature like Interquest Highway or I-25/Jackson Creek Road properties that provide walkability and a lower carbon footprint to urban living with nearby grocery stores and retail areas. Our neighborhood is characterized by rural and low density residential homes, some of which are only a few hundred feet away from the proposed high density housing proposals. These RM-12 and RM-30 proposals are clearly not compatible with current neighborhoods which were designed to be open, quiet, and rural residential in character.

High density housing does not fit the intended purpose of the Black Forest Preservation Plan. Yes, the El Paso County Master Plan has replaced the BFPP but the intent should still exist within the Master Plan. Rezoning to 12 or 30 dwellings per acre represents a dramatic and incompatible change in land use intensity and does not align with this area's intended purpose.

The proposed rezoning is not suitable for the intended use at the requested density. First and foremost an estimated 1900+ / 500+ extra vehicles coming in and out of the two proposed sites daily represents an unacceptable risk to this already very dangerous intersection. It also adds unnecessary delays to any first responders that may be trying to get into our neighborhoods. School traffic twice a day alone already presents a nightmare during peak hours of the school year. Despite comments made during the planning meeting Highway 83 is not a good commute to Denver because it is only 2 lanes and presents itself as a snow and ice hazard during the winter. I doubt the current waste water treatment facility can handle the extra capacity. During certain times of the year it already appears to be maxed out. Finally, there is valid concern regarding the fresh water supply. Forcing an urban footprint here demands millions of gallons of water annually, structurally threatening our region by permanently over-pumping and mining non-renewable deep aquifers. The current record does not demonstrate that the utilities can support the requested intensity of the proposal.

I respectfully urge the Board of County Commissioners to uphold the Planning Commission's 6-1 recommendation and deny rezoning application P261 and P262. This is not a vote against growth—it is a vote for responsible growth that follows the El Paso County Master Plan and Land Development Code. The applicant has not demonstrated that the required approval criteria can be met. The staff report acknowledges multiple conflicts with the Master Plan, raising doubt that the proposal is in general conformance. The requested RM-12 and RM-30 zoning is not compatible with the surrounding low-density development pattern and creates an abrupt transition in intensity. While the property may be suitable for residential development, the record does not demonstrate that it is suitable for these high-density zoning districts. Approving this request would weaken the integrity of the County's planning process and the public's trust that adopted plans and standards will be applied consistently.

Please deny P261 and P262. Thank you for your consideration and for your service to our community.

Sincerely yours,
Dave Morgan

Sent with [Proton Mail](#) secure email.





Jessica Merriam

From: Paula Linhares
Sent: Tuesday, July 21, 2026 4:47 PM
To: PLNWEB; Jessica Merriam
Subject: FW: rezoning

From: Linda Morrison <girllovesherpizza@outlook.com>
Sent: Saturday, July 18, 2026 10:35 AM
To: Holly Williams <HollyWilliams@elpasoco.com>
Subject: rezoning

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Report

El Paso County Digital, Strategy & Technology (DST)

Ms. Williams,

I am writing to inform you of our complete and total opposition to the proposed rezoning in Walden Preserve (files P261/P262) and call on you to prevent the rezoning. Not only were we sold on the idea of 5-acre lots when we bought here, but the sheer volume of cars and traffic that the proposed new zoning would create is completely unacceptable for this rural-feeling community. There is broad support for stopping this rezone, and we want to hold our officials accountable for deviation from the original zoning. STOP THE REZONING!!

Sincerely,

Linda Morrison

Map



Overview

Case Number: CCM-2622302

Case Type: Contact My Commissioner

Case Status: Submitted

Address: 2085 CHARROS, MONUMENT, CO, 80132

Unit:

Priority: Normal

Category: Citizen Contact Management

Assignees:

Internal Workflow Status: Submitted

Submitted By: Anonymous

Created Date: 07/21/2026 07:17 PM

Updated Date: 07/21/2026 07:17 PM

Source: Web

Tags:

Resolution:

Details

Case Number: CCM-2622302

Case Type: Contact My Commissioner

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Please note that information you submit, including your name, may be subject to release under the Colorado Open Records Act. Certain specific information may be withheld if you checked the box above. If you do not wish for your name to be potentially released, please submit your request anonymously.

Contact All Commissioners: Yes

Please note that anything put in these fields will be viewable by members of the public.

Type of Submission: Other

Subject: Adamant opposition to rezoning on Walker and Highway 83

Notes (Describe the issue for the Commissioner): Dear Ms. Williams, I am writing to express my strong opposition to the rezoning requests P261 and P262 filed by Matthew Dunston and MA Infrastructure LLC, which seek to transition approximately 15 acres at Highway 83 and Walker Road from rural-residential (RR-5) to high-density multi-dwelling use (RM-12 and RM-30). I urge you to uphold the recommendation of the El Paso County Planning Commission, which voted 6-1 to recommend denial of these applications on June 18, 2026. My opposition, and that of the 140 neighbors who submitted formal comments against this project without a single letter of support, is based on the following critical evidence: Financial and Environmental Risks of the Walden Corporation: The applicant, Mr. Dunston, also owns the private utility, Walden Corporation, that would serve this development. Regional reviewers from the Pikes Peak Area Council of Governments have warned that the utility's wastewater plant replacement is roughly \$1 million short of funding, and debt service could force existing residents' rates to "double to quadruple". Furthermore, the utility has a record of 23 permit exceedances over the past decade, and the state recently denied its request to remove stringent phosphorus limits in the Cherry Creek watershed. Infrastructure Mismatch: Engineering reports show that the proposed new wastewater plant is designed to serve existing homes, the school, and the remaining subdivision build-out—it does not account for the 324 high-density units proposed in this rezoning. Serving this density would require either enlarging the plant again or crowding out the capacity reserved for current residents. Severe Traffic and Safety Impacts: The intersection of Highway 83 and Walker Road already operates at a level of service "F" during peak hours. This project would add approximately 1,931 vehicle trips per day to an intersection projected to fail by 2045 regardless of new development. Residents also remain deeply concerned that increased density will further strain police and EMT response times. Non-Binding Density Promises: While Mr. Dunston has verbally claimed he will not build to the maximum density, these promises are not legally binding and do not "run with the land". A straightforward rezoning grants the full density of the new zone to any future buyer, regardless of current intentions. Incompatibility with the Master Plan: The Planning Commission found the request is not in general conformance with the El Paso County Master Plan and is incompatible with the existing RR-5 zoning that residents have relied on for 70 years. The site has a "very low" walkability score, with the nearest grocery store and restaurant over six miles away, making high-density urban housing entirely inappropriate for this rural corridor. Questionable Land Transactions: Public records show that the 15-acre rezoning tract was conveyed by the Monument Academy Foundation to Mr. Dunston's LLC via a quit-claim deed for only \$10 in April 2025, despite a county assessor valuation of approximately \$186,000. The Board of County Commissioners has a responsibility to act as the stewards of taxpayer dollars and should therefore, avoid facilitating uncontrolled growth that benefits a single developer's balance sheet at the expense of regional infrastructure and public safety. I ask that you respect the expert recommendation of the El Paso County Planning Commission and the unanimous voice of this community by denying P261 and P262. Respectfully, Patricia Nelson 2085 Charros Loop Monument

GIS Attributes

District :1

Jurisdiction :El Paso County

Contact Info

Patricia Nelson

Individual
Constituent

Email: plnelson1@mac.com

Address: N/A

Updated by:

Anonymous

On:

07/21/2026

Comments

No details available

Images

No documents associated

Activity Logs

No District | Provider changed to CCM

System | 07/21/2026 07:17 PM

No District | Case created

Anonymous | 07/21/2026 07:17 PM

Jessica Merriam

From: PLNWEB
Sent: Wednesday, July 22, 2026 8:36 AM
To: Jessica Merriam
Subject: FW: URGENT: Public Comment for 9:00 AM Hearing - File P261 & P262



Gayle Jackson

Administrative Assistant
El Paso County | Planning and Community Development
2880 International Circle Suite 110
Colorado Springs, CO 80910
Phone: 719-520-6300
<https://planningdevelopment.elpasoco.com/>
www.epcdevplanreview.com

From: P J <pamelajaneinrecovery@gmail.com>
Sent: Wednesday, July 22, 2026 7:26 AM
To: PCD Hearings <pcdhearings@elpasoco.com>; Citizen Comments <citizencomments@elpasoco.com>; PLNWEB <PLNWEB@elpasoco.com>
Subject: URGENT: Public Comment for 9:00 AM Hearing - File P261 & P262

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Report

El Paso County Digital, Strategy & Technology (DST)

Please redact my email address before releasing this to the public.

Dear Commissioners,

I am a resident living within the immediate service footprint of the proposed rezoning at Highway 83 and Walker Road. I am here today to urge you to uphold the Planning Commission's 6-1 recommendation and deny files P261 and P262.

My opposition is rooted in Section 8 of the El Paso County Land Development Code regarding infrastructure reliability and water sufficiency.

The applicant's 'will-serve' letter for water comes from Walden Corporation. Multiple existing customers within this utility system have experienced simultaneous mainline connector failures under public right-of-ways. Rather than the utility absorbing the cost of maintaining its network, these costly infrastructure repairs have been financially externalized onto individual homeowners. Furthermore, billing practices within this system face operational instability with recent inaccurate billing readings.

When an infrastructure provider operates with this level of administrative fragility, it is a massive gamble to introduce an unprecedented high-density development of up to 324 apartments. If the system passes repair liabilities onto neighbors, it lacks the capacity to support a massive multi-family complex.

Furthermore, the structural arrangement of this application raises significant accountability concerns. The applicant is issuing a 'will-serve' water letter from a private corporation they control to justify high-density zoning that conflicts with the Black Forest Preservation Plan. This self-certification removes necessary objective oversight. If this project causes further utility failures or strains shared aquifers, local community members—not the developer—will bear the consequences.

The Planning Commission recognized that high-density RM-12 and RM-30 zoning is fundamentally incompatible with the rural corridor of Highway 83. Please uphold the Master Plan and deny this rezoning request. Thank you.

Sincerely,

A Concerned Local Resident of Walden

Jessica Merriam

From: Paula Linhares
Sent: Tuesday, July 21, 2026 4:47 PM
To: PLNWEB; Jessica Merriam
Subject: FW: Opposition to Rezone at Highway 83 & Walker Road (P261 & P262)

From: David Vallado <dvallado@comspoc.com>
Sent: Friday, July 17, 2026 11:16 AM
To: Jonathan Moore <jonathanm@fsd901.org>; LauraNelson@elpasoco.com; Cory Applegate <CoryApplegate@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>
Cc: Kari Parsons <kariparsons@elpasoco.com>; Brett Stills <brettstills@gmail.com>
Subject: RE: Opposition to Rezone at Highway 83 & Walker Road (P261 & P262)

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Report

El Paso County Digital, Strategy & Technology (DST)

Folks,

As the Settlers Ranch HOA Secretary, I can speak for the Settlers Ranch HOA as well. As a neighborhood of 92 lots, we are **all** against this project for the reasons Jonathan mentions below.

In addition, the increased traffic will very negatively impact the region. Personally, we moved to Settlers Ranch about 19 years ago and the traffic growth has been unbelievable. The roads sound like major highways, but are still the same 2-lane roads they were 20-30 years ago and more.

Years ago, the Flying Horse North development was approved over the concerns of the HOAs in the area. At the time, we were told that traffic studies showed nothing needed to change. Well, if you live here and witness the number of accidents, the speeding traffic on all roads, etc, that statement was utterly false. Adding another few hundred additional residents with cars will not be positive for the communities here, nor the safety of the residents using the roads in daily activities.

We all urge you to please consider denying this reckless and dangerous request!

dav

David A Vallado

Senior Research Astrodynamacist, COMSPOC

cell: 719-330-3517

W: dvallado@comspoc.com

P: davallado@gmail.com

From: Jonathan Moore <jonathanm@fsd901.org>

Sent: Friday, July 17, 2026 9:45 AM

To: LauraNelson@elpasoco.com; CoryApplegate@elpasoco.com; BillWysong@elpasoco.com; CarrieGeitner@elpasoco.com; HollyWilliams@elpasoco.com

Cc: Kari Parsons (kariparsons@elpasoco.com) <kariparsons@elpasoco.com>; David Vallado <dvallado@comspoc.com>; Brett Stills <brettstills@gmail.com>

Subject: Opposition to Rezone at Highway 83 & Walker Road (P261 & P262)

BOCC,

I'm reaching out to you regarding the rezone request located at Highway 83 & Walker Road (MA Subdivision, Tract A). I live near this location at Hodgen and Timber Meadow Drive.

My background: I once was the director of planning and engineering for one of the largest home builders in the County. Authored the 2018 El Paso County Water Master Plan, prepare by Forsgren; currently serving on the following: PPACG Water Quality Management Committee, PPACG Site Application Review Committee, chair the Lower Fountain Water Quality Management Authority.

Concerns:

- Multi-Family should be used to shield commercial/industrial zones from residential areas. This is not the case for this applicant. Our community didn't approve the school to be used for an excuse to have multi-family zoning come to our RR-5 and RR-2.5 zoning areas.
- Multi-Family should be created in urban areas not Rural areas. This is bad planning.
- The only water supply that should be used is the Denver Aquifer, not the Dawson Aquifer. It is my understanding that Waldon Corporation gets its water from the Dawson Aquifer. I don't see a water master plan report to verify this.
- The sanitary sewer flows will be heading to a treatment plant owned by Waldon Corporation (which is owned by the developer), that the CDPHE has fined and threatened to shut down.
- There needs to be a **wastewater master report** for how the sewer will be treated and the capacity of the system.
- There needs to be a **water master plan report** on where the water will be supplied, treated, and impacts of existing wells in the area.
- I'm all about property owner rights, but this rezone is not good planning in a rural area that cannot support it with the necessary infrastructure like: public transportation, water, sewer, emergency services, and roadway upgrades.

I'm unable to make the BOCC meeting on July 23rd, 2026, **so I urge you to follow EPC PC denial of this very bad planning request.**

Feel free to reach out via email or call me on my cell phone.

Thank you for your service to this great County!

Jonathan Moore, P.E.

District Manager



11545 Link Road

Fountain, CO 80817

(719) 382-5303 (work), (719) 964-6654 (cell)

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