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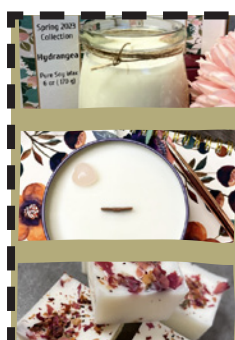
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these projects. So, we are subsidizing in part to these projects."

He said, "I still have great concerns about the fact that the way this district system is set up will not allow residents to have say in the way finances will happen. Now the applicant stated at some point the residents will take over but, as was stated before, by our planning director, District 1 has commercial and the fitness center but there was no stated specific plan for what would happen in that one corner of commercial. If it's not commercial, then the whole district and the finances for the entire metro district will be planned by the fitness center. I don't think that's going to be sold to a third party, that's going to be owned by the developer. The developer potentially will have control of this district forever and residents will never have a chance to have control of this metro district. That's the possibility that exists with this. I think that's unacceptable. We're supposed to be representing everybody including the applicant but also the residents and if we're not going to stand by residents having some kind of control, that doesn't make sense to me." "It doesn't make sense and residents will look at us, El Paso County residents will look at us, and we lose credibility I think if this gets approved this way."

Gonzalez then moved to deny but the motion failed as there was no second.

Commissioner Holly Williams said she appreciated the applicant's effort to reduce the amount of debt being asked for and the extra fees placed on some of the commercial parts to help pay down the debt. She also stated the homeowners would have the opportunity to serve on the board. She moved to approve and

was seconded by Commissioner Stan VanderWerf.

VanderWerf commented, "I really do appreciate the comments from Commissioner Gonzalez. Sometimes he is truly the conscience of some of the issues that we have before us. But we do have a severe, severe housing shortage and some people have a lot of money and can afford to do these kinds of things and other people don't and we have to be responsible I think for a wide variety of people that have different levels of wealth."

Gonzalez commented, "I think the application with all the inclusions is an insult to the public and to residents and all El Paso County." He moved three amendments to the motion, but the legal advice was that they were beyond the scope of the board's authority on the matter.

Gonzalez commented, "I absolutely believe we will lose credibility today based on what I'm about to see happen right now and people are going to respect this board less. I think I'm going to respect this board a lot less after what I am about to see."

The vote to approve was 3-1. Gonzalez was the no vote and Commissioner Carrie Geitner was excused.

Gonzalez said, "I'd like us to look at our code again because if we're going to approve this, we have no rationale to disapprove any in the future so we might as well give administrative control over metro districts to our director because I think she'll probably do a better job than what I just saw today."

Colorado Pumpkin Patch special use permit approved

At the Sept. 14 BOCC land use meeting, the commissioners approved a special use permit for an increase in parking numbers for the Colorado Pumpkin Patch at the Colorado Kids Ranch. The hearing lasted almost eight hours.

The application came to the BOCC from the Sept. 7 Planning Commission meeting with a recommendation for denial by a 5-3 vote. The Planning Commission had concerns about traffic, neighborhood safety, and the number of vehicles permitted on-site. There was also significant discussion about the conditions of approval and the timing of required road improvements.

The 40-acre Monument property is located off Highway 105 and is zoned RR-5 (residential rural). Since 2018, owner John (JD) Chapman has operated an agritainment business which is a permitted use under the zoning and limits cars to a maximum

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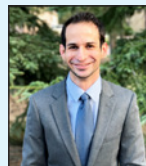
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