

Estes Valley United Neighbors is a coalition of residents, property owners, local businesses, and community organizations united by a shared purpose: to keep Estes Park thriving. We are committed to sharing the facts and ensuring every voter has the knowledge needed to make informed choices on ballot issues that directly shape our future.

Our community deserves development that is sustainable and housing that supports the families and employees who make Estes Valley vibrant.

Together, we can protect the spirit of Estes Park—a place where businesses flourish, residents find homes, and community thrives.

We urge you to study the measures carefully, consider the long-term consequences, and join us in voting **NO this November** to safeguard a bright, united future for Estes Valley.

For more information, please check out our website or send us an email.

Website:

[www.EVUnitedNeighbors.org](http://www.EVUnitedNeighbors.org)

Email:

[EVUnitedNeighbors@gmail.com](mailto:EVUnitedNeighbors@gmail.com)

☒ **Vote NO on 300**

☒ **Vote NO on 301**



We encourage voters to:

- Study the initiatives carefully.
- Consider long-term consequences.
- Vote NO on Ballot Issues 300 & 301 to protect our town's ability to grow responsibly and fairly.



## Ballot Issue #300

What it proposes: Proposed Ballot Issue 300 would require any property owner's rezoning or planned unit development application to obtain the written approval of two-thirds of the property owners within 500 feet of the property.

### Why it's a problem:

- Invites confusion and conflict. Neighbors should be neighbors, not zoning officials. This measure risks pitting property owners against one another.
- Unclear and burdensome. Who notifies neighbors? What counts as "written approval"? How long do people have to respond? There are no clear answers.
- Inefficient and costly. Adds significant new administrative costs to what is currently a straightforward process.
- It undermines professional oversight. The Town's Planning and Zoning Division already ensures transparency and fairness; this ordinance bypasses that system.

- Risk of legal disputes. Vague requirements could lead to lawsuits and inconsistent application.
- Prevents progress. It could make it nearly impossible for Estes Park to pursue beneficial improvements in the future.

## Ballot Issue #301

What it proposes: Ballot Issue 301 would repeal Section 11.4 of the Estes Park Development Code, eliminating density bonuses and height allowances for attainable and workforce housing.

### Why it's a problem:

- Worsens the housing shortage. Reduces incentives for developers to create housing for workers and families.
- Hurts local businesses and services. Teachers, first responders, hospitality staff, and other essential workers will have fewer housing options.
- Potential legal issues. Could conflict with federal Fair Housing Act protections.

- Undermines community planning. Repeal runs counter to the Estes Forward Comprehensive Plan, which prioritizes attainable housing.
- Wrong message at the wrong time. At a time of great need, this would make housing more scarce, not less.

Protect Estes Park's Future  
Estes Park deserves thoughtful, balanced solutions, not reactionary measures.

Both ordinances would:

- Create more problems than they solve.
- Undermine transparency and fairness.
- Hurt workers, families, and local businesses.

