

Miranda Benson

From: Miranda Benson
Sent: Wednesday, December 11, 2024 12:11 PM
To: PCD Hearings
Subject: FW: Comments to commissioner for the record

From: steve draper <ssdraper@mac.com>
Sent: Wednesday, December 11, 2024 10:44 AM
To: Kylie Bagley <KylieBagley@elpasoco.com>
Subject: Comments to commissioner for the record

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Hi Kylie - Jackie Allred suggested I contact you to include the enclosed for the record - for tomorrow's Dec 12th hearing concerning Monument Ridge . . . also I may not be able to attend the meeting as the developers presentation at the planning commission was hours upon hours long - and had to leave . . . so is it possible to have a call to be in queue for my allowed 3 minute time ? Thanks Kylie . Steve Draper

Hello - I reside in District 1 - and attended the Monument Ridge East Development proposal at the planning commission ... First - the entire hearing was a biased one sided event - with the developers representative having - **HOURS** - of discourse - and opposing views allotted - 3 minutes each of time for their - equally important - views. Totally **reprehensible and unfair** ... Please check the recording or minutes of the meeting . Second - please check the over 1500 complaints filed with the planning commission on this proposal . Third - not enough was said about the character of the developer himself - who walked out of a previous meeting in Monument - vehemently objecting to offers of compromise. Finally - a member of the planning commission - was absent - during a critical vote on the rezoning to R - 12 - which was tied ... resulting in a non recommendation / pro or nay ... By his voting history - he may have very likely voted nay This project is not good for the area - the first visible entrance to Monument and Colorado Springs - sets character . And the developer - has not shown good character to compromise on the out of character feel of Monument East - West - and Woodmoor ... of his unnecessary high density part of his proposal ...

Mr Bailey at around mark 1:50 into the hearing - made an extraordinary biased comment - signaling his view that land owners can do - whatever they want - so buy adjacent property to prevent development if you want to protect yourself . . . **"A landowner can buy a piece of property and do what he or she wants to do with it "** - is Mr. Bailey's direct comment . . . "That's why people want to keep coming to El Paso county " . . . "we protect those rights "

Absolutely and unequivocally - FALSE - and fully biased . . .

Mr. Bailey should step down as chair immediately before his views are actually taken into consideration in the present and future - by the planning commission - and you the elected representatives of the people . . .

Finally - Holly Williams has been **non responsive to emails and calls** to set up a meeting concerning the above in my District 1. . . .

Thank you. Steve Draper