

**From:** Coele Durbin <coele.durbin@gmail.com>  
**Sent:** Tuesday, May 14, 2024 2:28 PM  
**To:** PLNWEB; Holly Williams; Carrie Geitner; Stan VanderWerf; Longinos Gonzalez, Jr; Cami Bremer  
**Subject:** P245 Monument Ridge East, RM12

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To the El Paso County Planning and Community Development Board,

My name is Coéle Durbin. I have lived in North Woodmoor for the past 7 years. I received notice regarding the application for rezoning by the P245 Monument Ridge East LLC owners. I would like to strongly oppose this rezoning application and would like to urge El Paso County to consider the following as reasons for the opposition:

- The Monument Town Council already declined Monument Ridge East LLC's annexation and overall rezoning project. During statements, the developer refused to negotiate with the town council to reduce the high density or to consider water limitations.
- The high density rezoning does not match Northern El Paso County, especially in the area proposed by Monument Ridge East LLC. The high density rezoning also does not match Rural Southern Douglas County.
- The area proposed by Monument Ridge East LLC is currently zoned for 1 to 2 acre lots which is fitting with the immediate area of Woodmoor that has minimum 0.5 acre lots. Additionally, the land immediately north of this area is all undeveloped, further contrasting high density housing.
- High density housing has been exponentially increasing in Monument, especially among the Jackson Creek area, however there has not been an update to the infrastructure or community needs (rec centers, pools, roads, libraries, schools).
- The area proposed by Monument Ridge East LLC has protected wetlands that is home to wildlife that would be displaced by high density housing
- Traffic along Misty Acres Rd and by Palmer Ridge High School is already congested and would be greatly impacted by additional high density housing.
- Monument has one middle school and one small library, both of which are already overcrowded and cannot handle the exponential growth proposed by the developer.

Please consider the negative impact RM-12 rezoning would have on Northern El Paso County, as well as rural Southern Douglas County, who has been very sage in protecting open space.

Thank you,

Coéle Durbin  
20360 True Vista Circle