

LETTER OF OPPOSITION: SPECIAL USE PERMIT

12/2/2022

To Whom It May Concern:

I am writing this letter to Oppose the Special Use Permit trying to be obtained by the Colorado Pumpkin Patch LLC/Colorado Kids Ranch.

My first concern with the Special Use Permit being approved is safety. Our Neighborhood, specifically Canterbury drive has become a highway of thousands of cars a day speeding to and from the Colorado Pumpkin Patch. The CPP is located in the middle of our HOA Equestrian community where residents ride their horses along the roads of our residential streets. It's also a place where residents enjoy going for daily walks, riding bikes, and other outdoor activities. Since the Colorado Pumpkin Patch LLC has started operations, we are no longer able to enjoy our neighborhood and outdoor activities. There have been several "close calls" of cars getting too close to people walking on Canterbury drive. Someone is going to get hurt or killed. I would say sidewalks may help with safety issues, but that is not conducive to our neighborhood setting/environment. The amount of traffic produced by Colorado Pumpkin Patch is excessive, and dangerous. CPP is not in a safe location to be offered a Special Use Permit.

Another safety issue I would like to address is cars turning around in our driveway, on our property and street. Due to the fact that we live in an HOA we do not allow signs advertising businesses. People get lost going to the CPP because many people lose cell phone service once they reach this area of monument. Therefore, a significant number of cars, buses, caravans of cars use our dead-end street to turn around. We've had people drive through our backyard going 30+ MPH while our kids are playing outside. We've been blocked in our driveway as school buses have tried to use part of our personal driveway to turn around. This is not an isolated event. It's happened more times than I can count. The Colorado Pumpkin Patch has become a danger to my family by the traffic they bring to our personal residents.

I would also like to address the health hazards the Colorado Pumpkin Patch brings to our neighborhood and our home. During the peak months of operation of the Colorado Pumpkin Patch/ Colorado Kids Ranch I have to use a rescue inhaler for asthma because the dust that is produced from the operation is significant. I don't have to use my inhaler at any other point during the year. Only while dust blows up from the pumpkin patch. Even if driveways and parking lots are paved there is excessive foot traffic and the entire field where activities are located turns into a giant dust bowl. All the dust from the commercial operation blows up towards our house and we cannot enjoy being outside on our own property.

Colorado pumpkin Patch has been in operation since 2018 and has never followed the site development plan approved by the county or the Agritainment permit rules. If granted a Special Use Permit my concern, is they will just operate however they want just as they have done in the past. If they had been compliant and worked towards compliance when first cited with a violation by the county then maybe I would be less concerned. However, the Colorado Pumpkin Patch blatantly ignored code enforcement and neighborhood complaints and continued to operate at full capacity and even bringing the news station to their property to advertise the event. They continued to offer season passes to encourage even more people to return all season long. This is not compliance. This is negligent and continued to put our

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family, livestock and neighbors in danger of injury or death by the amount of traffic they brought down our residential streets.

Colorado Pumpkin Patch has taken over our neighborhood and our personal residential property. Having a commercial operation in the middle of an HOA residential Equestrian community that brings thousands of cars down Canterbury drive on any given day is not compatible with our neighborhood. It brings negligent and dangerous conditions to Canterbury and it's not a matter of if someone gets hurt or killed it's a matter of when.

I am backing my letter of opposition with evidence for my concerns. I have attached pictures of dust, cars, and a video of a ride I took on my horse with my daughter's friend during The Colorado Pumpkin Patch commercial operation. Again, the evidence I am submitting are not isolated events.

- In the first video you will hear me say, "this is ridiculous". That's not only because of the traffic load but also cars stopped while we were trying to cross our residential street, and a car started driving towards us after first stopping. There are 16 cars in my video that is 1 minute and 19 seconds long. This continues ALL day long. I have multiple videos that show traffic flow along Canterbury Drive. It is not acceptable.
- My second video is a snapshot of the traffic that flows down our Charros Loop rd. There are only three houses on this dead-end street. The part we didn't get on video was the bus using our driveway to back up in order to turn around. Again, This IS NOT an isolated event. This is all season long and why our kids cannot safely play outside on our own driveway.
- My third photograph demonstrates dust that blows towards our house that creates a health hazard.
- The Last Attachment, a Traffic report from Sheriff's office counted cars coming in on Canterbury Drive. This does not include the traffic exiting on Canterbury drive as it only counts and records cars as they come in. Double the number for an accurate count of cars driving down Canterbury Drive. This also does not include the beginning traffic count or the last weekend of traffic as the counter was removed before then end of the season. This does not include cars using other entrances of our neighborhood to access the Pumpkin Patch. Traffic also comes from Appaloosa, Shihara, and Roller Coaster Road.

Lastly, I want to stress my concern that allowing the Colorado Kids Ranch/Colorado Pumpkin Patch to expand will create traffic of this nature ALL year round. We are already affected by the following events produced by CPP. These include: Pumpkin Patch, Tulip Festival, Watermelon Festival, Kids Camps, Two Church services held on Sundays at their home, and the Commercial horse boarding facility. Not to mention the Christmas event they have discussed adding for the last few years.

Please take the safety concerns seriously and deny the special use permit application.

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