

From: Bridget Town <bastown@yahoo.com>
Sent: Tuesday, September 5, 2023 9:05 PM
To: PCD Hearings; Ryan Howser
Subject: Notice of Public Hearing File #AL2217
Attachments: Resized_20230905_204325.jpeg

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September 1st, 2023

Regarding File # AL2217

To: Project Manager/Planner:

This letter is to express my opposition to the Colorado Pumpkin Patch LLC (CPP) on 18065 Saddlewood Dr. receiving a Special Use Permit.

I lived 5 years at my residence before the CPP and 5 years with it. We were and are in favor of the current Agritainment Permit. We noticed more traffic in the community when the agritainment permit was granted as we expected. This also includes the Watermelon Festival, Tulip Festival and Colorado Kid's Ranch. The traffic the last couple years, particularly last September and October, was excessive. The dust and poor air quality from this kind of traffic on a dirt road became incredibly unhealthy and frustrating.

I got on the El Paso County Assessor's site to try to better understand this property. When I typed in the address, two entities came up. One entity owned by 2 people and a second entity owned by Colorado Pumpkin Patch LLC. Three of 4 sides of my property border a majority of the CPP traffic and one side, 100% of the traffic. According to the lot lines on the County Assessor website, their "driveway" is very very close to my lot. So there's 2 entities sharing this very small dirt road driveway, which if the Special Use Permit passes, means traffic in the hundreds a day will continue to funnel through a community with one entrance and one exit feet at best from my lot.

It's my understanding the Colorado Pumpkin Patch has requested Highway 105 access. I have been told there is no way CPP will be able to gain access from Highway 105 despite proponents of the permit claiming the community needs this place because it does so much good. I absolutely do not understand with all the growth and changes that I have seen living in this community for nearly 25 years, that an access off of Highway 105 is off the table. If they receive a Special Use Permit, access from Highway 105 is essential and much safer for the community simply by less traffic and improved air quality.

I have also been told that if they get this permit, Colorado Pumpkin Patch will have to pave the road from Canterbury to the entrance. That would be amazing for dust mitigation. The catch I was told about the paved road requirement is that there would be a grace period over 5 years where the CPP could delay the paved road for things like not having enough money. This is so very frustrating to me to think there are protections for me in the permit that won't protect me because of loopholes in the law.

The Colorado Pumpkin Patch has caused some divide in the Canterbury Community. At our last Homeowners Association, I felt some implied that my opposition is personal and selfish, both of which are untrue. My personal interactions have been positive and I support the agritainment permit. My opposition is because there is too much traffic/dust/hazards in a residential area with one way in and one way out. Highway 105 access would remedy some of this. I expect many neighbors would have a different opinion if they were directly affected by the excessive traffic.

Top reasons I oppose the Colorado Pumpkin Patch receiving a Special Use Permit: Air pollution (the dust on the dirt road probably not made for hundreds of cars a day makes leaving your windows open or doing anything outside unhealthy, unpleasant and unbearable at times) , excessive traffic for a community (even Jackson Creek neighborhood doesn't have traffic like this), danger to children on bikes, walkers, horseback riding (lots of traffic, some speeding, not following traffic laws), fire danger in a area with no fire hydrants and poor exit out of the community in an emergency (we have found cigarette butts and trash in our yard) the division this has caused between some of our neighbors in the "Covenant Protected Equestrian" Canterbury Community.

If this Special Use Permit is approved without Colorado Pumpkin Patch LLC receiving Highway 105 access to offset some of the burden to the Canterbury Community, the residents burdened by this traffic get absolutely nothing positive. Literally nothing positive and unfortunately it sounds that the protections in the permit are meaningless with the loopholes that I hear exist.

We all see the new housing developments in the area which means more and more people and traffic. If the leaders in charge think the Tri-Lakes, etc... community needs more and more people in the hundreds to attend the Colorado Pumpkin Patch (and other events) at the same time, driving through a residential area with one way "driveway" in, one way out, without Highway 105 access, there should be prompt paving of the dirt roads and an air quality check with intervention if needed, by El Paso County Public Health.

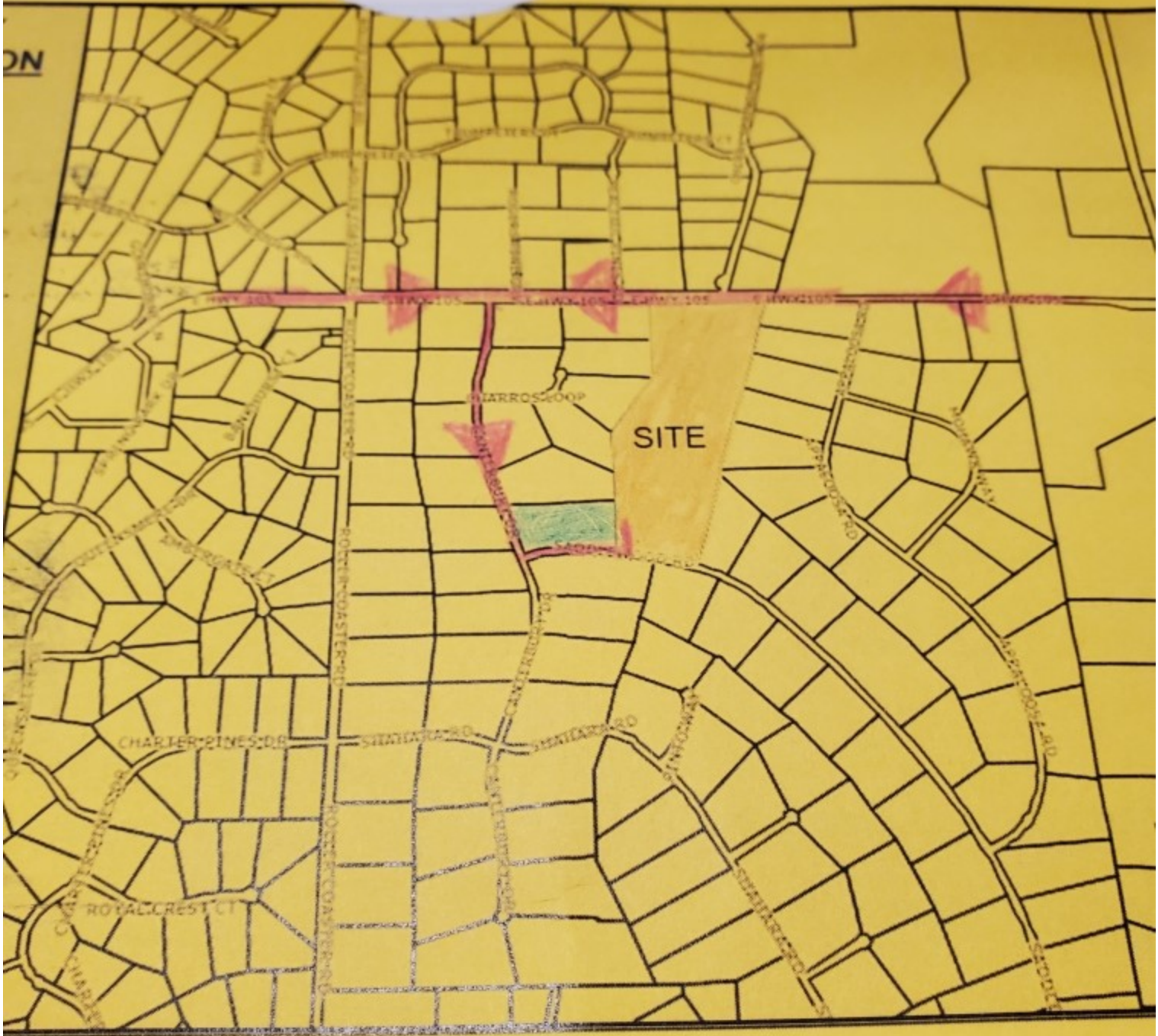
Thank you for your time and consideration.

Sincerely,

Bridget Town
18095 Canterbury Dr.
Monument, CO 80132
wcat13@yahoo.com

File Number: AL2217
Parcel No. 6116000001

Please see attached map. I shaded my property green, bordering the "site". The pink shows traffic coming off of 105 into the Canterbury Community, passing 3 of 4 sides of my lot and 100% of the traffic east of my lot in and out of the CPP driveway. The map also shows how many of the Canterbury Residents are unaffected by this traffic, thus not able to fully speak to the burden this excessive traffic presents to the residents on Canterbury Drive. Thank you.



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