

Miranda Benson2

From: Jodi Vincent <jodivincent1@yahoo.com>
Sent: Wednesday, September 6, 2023 2:06 PM
To: Ryan Howser; PCD Hearings
Subject: Fw: Opposition for Special Use Permit / Colorado Pumpkin Patch LLC / File #AL2217

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Mr. Howser,

My name is Jodi Vincent and I own property in the Canterbury Estates neighborhood at 18375 Canterbury Drive. I am writing to you to personally oppose the expansion to a Special Use Permit for the Colorado Pumpkin Patch. Instead I propose that they keep their current permit, and be required to operate within the current approved parameters. It is my understanding that the Colorado Pumpkin Patch, LLC has had repeated violations, to include expansion without proper permitting, exceeding the number of parked cars permitted (by 5 times), landscaping, driveways and structures are also not compliant with the current approval. I would like to request that they be held accountable to the approved permit and plan.

The directions to get to the Colorado Pumpkin Patch, LLC lead directly past my driveway, and the high traffic and speeding vehicles during the peak months is unbelievable for this small, quiet, equine neighborhood. This has created an unsafe environment for homeowners, children and animals. While the events created a hardship during the peak fall months, and I would not be in favor of expanding to festivals and other increasing events throughout the year.

The criteria for the special use permit state that:

** The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area.* The special use permit for a Colorado Kids Ranch aka Colorado Pumpkin Patch does not meet this criteria. The surrounding area is a quiet neighborhood with individual family homes. There is no commercial properties in the area.

** The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate legal access.* The Pumpkin patch already creates major traffic problems through the neighborhood to include being dangerous area for homeowners. An expansion of use would only make the problem exponentially worse.

I ask that the county does not allow the special use permit as they can't meet the requirements.

I believe in property owners rights to use their property within legal parameters. I really do appreciate that there is a process to have all voices heard. I don't want to impact their livelihood, which is why my preference would be for them to keep and enforce the commercial use permit that they currently have and allow no further expansion. There needs to be a solution that allows the other homeowners to enjoy our beautiful, quiet, low traffic, animal friendly, dust free properties.

The owners of the Pumpkin Patch have sent questionnaires to the neighbors garnering support that also has veiled insinuations of selling the property to a developer. I would honestly rather see this property be developed, than to allow the level of activity to expand. At a minimum, a development would come with a properly planned infrastructure to support the home sites, rather than a haphazard operation that has tens of thousands of cars driving past my home on a monthly basis.

Unfortunately, I am unable to attend in person to the meetings being held on Sept 7 and 14, but I wanted to ensure that my view was heard. I appreciate your attention to this matter. I am available for any questions or further clarity.

Thanks,

Jodi Vincent
719-460-0707