

Ryan Howser

From: Bridget Town <bastown@yahoo.com>
Sent: Saturday, December 10, 2022 10:37 AM
To: Ryan Howser
Subject: Opposition to Special Use Permit Request Colorado Kids Ranch- Pumpkin Patch

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Dear Ryan Howser-

I received a certified letter from my neighbors at the Colorado Kids Ranch-Pumpkin Patch regarding their request for Special Use with El Paso County. I am writing to express my opposition of the Colorado Kids Ranch-Pumpkin Patch receiving a Special Use Permit. I have no problem with their current Agritainment Permit. A couple things stood out in their letter. One that this Special Use Permit would affect Canterbury traffic unless they get access on highway 105. Is it possible they can get 105 access? I know a couple people were going door to door last week in Canterbury with a "Colorado Pumpkin Patch Survey" to be returned to Vertex Consulting Services. Some Canterbury residents have no idea the burden of the traffic in our community and the potential fire concern this could present them with. If you closed off highway 105 and Canterbury, the pipeline, during the Pumpkin Patch, I bet some residents would have a totally different take on the traffic situation.

In the letter, it was also mentioned attempting to plant over 100 saplings without success. We actually let them dig up some of ours. I remember hay being baled on that property. I don't know if anything is actually grown there any more. Maybe because all the traffic has had a negative impact on the ground? I do know in our experience planting trees, if you want a real effort to make them thrive, go buy some or have a professional transplant trees.

Here are my thought on the Zoning Analysis and my concerns:

Zoning Analysis:

The Special Use will be in harmony with the character of the neighborhood and generally compatible with existing and allowable land use in the surrounding area: It does not. A Covenant Protected Equestrian Community. No horseback riding can safely occur with this traffic, let alone walking, biking etc... There's no sidewalks here, some dirt roads and lots of dust.

The impact of special use does not overburden or exceed capacity of public facilities and services and the special use demonstrates that it will provide adequate facilities in a timely efficient manner. It does not. USAA wouldn't insure our house when we moved here because there's no fire hydrants in Canterbury. There's still no fire hydrants in Canterbury. They didn't care we are by a fire department because there's no easy water access. So now we want numerous people with no exit/evacuation to Highway 105. We seem to be on high fire, no burn watches frequently. This is incredibly unsafe for this and surrounding communities. This area was not designed for this degree of traffic and people.

The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area. This has obviously been blatantly violated. Hundreds of cars speeding through the neighborhood parking by our lot doing who knows what. No sidewalks and dirt roads. Clearly this neighborhood was not designed for a commercial operation.

Comply with air, water, light or noise pollution. Not only can I not have some of my windows open during the dusty traffic, my Mom isn't coming during this time because of her asthma. We try to avoid being outside during the really heavy traffic because 2 sides of our lot is dirt. I actually think it's affected my breathing in a negative way. We don't have an air conditioner because it's generally great weather if you can open your windows. The inside of our house is always dusty during the heavy traffic. If this Special Use Permit passes, we will likely have to deal with this burden year round, which would have an even greater negative impact on me, my family and many neighbors.

The special use will not be a detriment to public health, safety and welfare to present or future residents. This is obviously in violation. No fire hydrants, no easy safe direct exit/evacuation plan, no sidewalks for residents, air pollution. Stress to residents.

The other 2 zoning analysis criteria I feel also cannot be met properly in this area.

Concerns I have:

- Fire Risk, Negative environmental impact/land disturbance, no safe evacuation
- Trash, cigarettes, etc...
- Public endangerment, danger walking, horseback riding, biking, children playing, etc...
- Heavy traffic some not obeying speed limit, stop sign, laws.
- Potential road rage/harassment
- Deterioration of the surrounding dirt road.
- Respiratory distress due to air pollution/dust.
- Property damage. Mailbox hit by a car 3 different times. (Don't know if this was CPP traffic)
- Strangers parking along my lot. Privacy concerns.
- Reduced home value.
- Disturbance of peace.

I am in complete opposition to Colorado Kids Ranch/Pumpkin Patch receiving a Special Use Permit. I wish I didn't have to get involved with this, especially with a neighbor. Thank you so much for your time, consideration and help. Please feel free to email me or call/text at (719) 661-0946

Sincerely, Bridget Town