

Ryan Howser

From: Lisa Austin <laustin9384@gmail.com>
Sent: Sunday, December 11, 2022 9:55 AM
To: Ryan Howser
Subject: Opposition for Special Use Permit- Colorado Pumpkin Patch/ Colorado Kids Ranch

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Good morning Ryan,

I am a homeowner and resident in the Monument Canterbury neighborhood that now houses the Colorado Pumpkin Patch. My husband and I purchased our home in the Spring of 1996. Our home is located on Canterbury Drive and all of the Colorado Pumpkin Patch (CPP) traffic goes past our home and driveway, both going and returning from the CPP. I would ask you as a homeowner to not allow any special permitting of anything like this CPP. I would ask you to please not allow it in our neighborhood.

We purchased our home for an out of the way spot to raise our children. A place where the kids could play on the entire 5 acres, ride their bikes on the street and walk to our neighbors' homes without concern. We have enjoyed the safety and lifestyle of this neighborhood so much that we are now building an "in-law cottage" on the property and my daughter and her husband have joined us in the ownership of the property. They chose this because she loved growing up here and wanted to offer the same to their four children.

Unfortunately, the addition of the CPP to the neighborhood has done nothing but destroy many of the wonderful things about our neighborhood.

The traffic from the beginning of September through Halloween back and forth from the CPP is terrible. Many weekends I have had to wait almost five minutes just to be able to pull out of the driveway on to my street as there is non-stop traffic back and forth. It is no longer safe to walk my dog, much less my grandkids, down the street as the cars that are looking for the CPP are often so intent on finding the CPP that they are not looking for people (we don't have sidewalks in this neighborhood). The amount of traffic past our home has raised concerns about the safety and privacy of my family. The sheer number of increased people in the neighborhood make it feel less safe and leads us to be concerned with having the children in the front yard.

The CPP wants to be a family friendly experience and that is a lovely idea. However, it never should have been allowed to be in the middle of this quiet neighborhood. As I understand the permitting, the owners have not followed any of the requirements to begin with. The Special Use criteria state:

It should be consistent with the applicable Master Plan:

It is not at all.

It will be in harmony with the character of the neighborhood:

Again, not at all. The character of this neighborhood is a quiet equestrian and family one.

It does not overburden or exceed the capacity of public facilities etc.:

There is absolutely no capacity for any of this.

It will not create unmitigated traffic congestion or hazards:

It is dangerous just to pull out onto Canterbury Drive. The other big and dangerous issue is that Hwy. 105 has become so highly travelled in the last few years that pulling out onto Hwy. 105 from Canterbury is extremely difficult and dangerous. Again, it is often a five minute or more wait to make it safely onto Hwy. 105.

It will comply with laws and regulations regarding any kind of pollution:

The noise and dust from the traffic is extremely excessive.

It will not be detrimental to the public health and safety:

This is downright dangerous in a neighborhood like this.

In a nutshell, this has been an unfortunate mistake for our neighborhood. Please put a stop to this Pumpkin Patch. It is a lovely idea but not at all in a neighborhood such as this. It is clearly a commercial operation and none of us are allowed to operate anything like that on our properties. We purchased a home here because it is fully residential, peaceful, and safe. We would very much ask that you respect and protect that for us.

Thank you very much for your time and consideration,

Lisa Austin

Lisa Austin

18180 Canterbury Drive

719-651-9384