

Ryan Howser

From: A O <ang3la0liva@gmail.com>
Sent: Monday, December 12, 2022 3:40 PM
To: Ryan Howser
Subject: Colorado Pumpkin Patch, Special Use Permit

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Good Afternoon Ryan, and Happy Monday ~

Thank you in advance for your time and attention. I know you are busy, thank you for listening to my concerns below. Please feel free to call my mobile if you have any questions, 720 643 8268.

Please receive my email as a letter of **opposition** to the Colorado Pumpkin Patch request for a Special Event permit.

Although the Colorado Pumpkin Patch (CPP) appears to be a nice addition to the Monument area, it sadly has not been a good neighbor, member of our community, and perhaps more importantly the Colorado Pumpkin Patch has abused their current smaller 'Agritainment' permit by dismissing the county code, **placing its customers and its neighbors at risk of injury or worse**. The CPP has blatantly ignored citations from the County, and has no regard for community rules and zoning, taking advantage of the system meant for agricultural profit. The CPP does **not** grow the agriculture it sells on its property. The CPP does **not** have any agricultural crops.

I have summarized my concerns and grievances in the bulleted list below.

- The Colorado Pumpkin Patch has proven, by disregarding the 50 car limit under the Agritainment Permit and consistently having upwards of over 300 cars on their property for full days, that **when they are beyond the 50 car Agritainment limit, they are generally not in harmony with the character of the neighborhood. It overburdens the capacity of public roads and easements. It creates unmitigated traffic hazards of the surrounding area. It is detrimental to the public health, safety, and welfare of the present residents of El Paso County. The community has good reason to believe the CPP will not conform to the applicable County rules, regulations, or ordinances, as it has not conformed to the current rules/regs/ords of the current Agritainment permit.**
 - This is an equestrian community. It was an equestrian community when the CPP obtained the property parcel it resides on.
 - 10,000 cars coming and 10,000 cars leaving in a single 4-week period disrupts the character of the neighborhood surrounding the CPP on 3 sides of its property parcel.
 - The traffic burden it causes is not harmony with character of the neighborhood. Our roads are County maintained, have no sidewalks for pedestrian safety, for equestrian safety, and are narrow and undeveloped for high traffic.
 - Our paved roads:
 - Do not have painted lines to divide northbound and southbound traffic
 - Do not have emergency pull-off lanes, painted lines, nor space for emergency pull-off.
 - Are directly against easements with unsafe land bordering the road if a car were to swerve off-road - with mailboxes, fences, and ditches.
 - There is no safe space for pedestrians, bicyclists, horse riding, etc.

- The dirt road bordering the pumpkin patch on the south side, is also undeveloped for high traffic. It is rutted, washboarded, has loose gravel, is rounded and uneven, causing unsafe driving conditions. CPP traffic is most often observed with patrons whom ignore traffic speed limits and speed through these dirt and paved roads.
- The dirt road on Saddlewood Road and the dirt road on the CPP property parcel have caused undue stress daily on our household and our community with poor air quality from the cars kicking up dirt and a looming cloud of dust settling over our homes for entire days. There is a constant layer of dust on and in our property and dwelling. We cannot enjoy our normal outdoor activities because of the poor air quality. Our chickens have developed coughs in their natural free-roaming environment on high traffic days.
- There is constant noise, grating, and disruptive loud booms coming from the CPP all day, **and also during the night as the CPP prepares for the following days after hours.**
- There are numerous farm animals surrounding the CPP, excitable horses, and a long list of wildlife forced from the congested neighborhoods west of this neighborhood bordering I25.
- There is a high fire risk danger with the CPP allowing cars to park on grassy parking areas, and high flammable forested areas directly bordering the CPP with no mitigation for high numbers of crowds/patrons. We have observed live cigarettes being thrown from windows of cars/patrons passing by our property. Cars often go off-road for "fun" and drive over heavily grassed easements bordering roads. If you can recall the police car that ignited a grass fire in Colorado Springs recently.
- There is a community concern regarding evacuation and emergency measures. The CPP has no community plan to mitigate the dangers of a mass evacuation involving hundreds of cars entering and exiting the CPP and neighborhood if there was an emergency. Our property and the living 2 dozen animals on our property would be fully blocked and we would be trapped if there was such an emergency.
- The impact of the current out-of-compliance 10,000 cars (300 cars consistently parked on the CPP parcel at a time) overburdens and exceeds the capacity of public roads and fire department services in our neighborhood. The CPP has not addressed this concern to my knowledge.
- The CPP has already with an Agritainment Permit created unmitigated traffic congestion and traffic hazards on Canterbury Drive and Saddlewood Road. Again, the roads are not developed to handle the high traffic the Agritainment Permit has created by being in excess of 50 cars on the property at any given time.

The county granting the Colorado Pumpkin Patch a larger Special Use permit would only exacerbate the list of problems already arising from a small Agritainment permit.

If the county could **limit** the entrance to the Pumpkin Patch to **only one entry/exit** via the North property line of the parcel, this would avoid unsafe and hazardous disruption to the neighborhood.

Thank you again for your time and attention Ryan. I know you have been overinundated concerning this permit. I am grateful for you hearing my concerns and thoughts.

Have a wonderful Monday, and happy holidays. Many thanks, ~ Angela Oliva