

## Ryan Howser

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**From:** Walt Barrow <waltbarrow@gmail.com>  
**Sent:** Saturday, December 10, 2022 3:55 PM  
**To:** Ryan Howser  
**Subject:** Opposition for Special Use Permit - Colorado Pumpkin Patch/Colorado Kids Ranch

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Dear Mr. Howser,

My name is Walt Barrow and I live at 176745 Canterbury Drive, Monument, CO. I am writing you today to express my opposition to the granting of a special use permit to the Colorado Pumpkin Patch/Colorado Kids Ranch. The opinions expressed herein are my own.

My primary concern is the drastic increase in unmitigated, uncontrollable, and dangerous non-resident traffic on our quiet Canterbury streets that has occurred since the advent of the Colorado Pumpkin Patch (CPP) four years ago and the impact it has had on our safety and quality of life.

My family and I have lived in Canterbury for nearly thirty years and for twenty-six of those years, we have enjoyed the privilege and the joy of being able to safely walk our dogs, ride our bikes, and ride our horses on the quiet streets of our neighborhood. But that has all changed in the past four years, ever since the CPP has started its operations.

Now, during the months of their seasonal events, we cannot safely use our streets for normal pedestrian, cycling, or equestrian activities during the operating hours of the CPP due to the constant flow of non-resident traffic down our streets going to and from the CPP.

On several occasions, my wife, child, and I and our dogs have been forced off of the road by cars headed to and from the CPP. Canterbury Drive is barely wide enough for two cars to pass, and when the cars coming to the CPP meet up with the cars leaving the CPP, it's the pedestrians that wind up in the ditch, or possibly worse. In fact, traffic during CPP hours of operation has gotten so bad that we feel that we can no longer walk safely on our own neighborhood streets during that time.

Our streets are just not designed to handle a large volume of traffic and still accommodate pedestrians, bicycles, and horses. Add to that the fact that many of the drivers pay no attention to the speed limit in their hurry to get to the CPP, and you have a recipe for disaster. It's only a matter of time before something bad happens and somebody gets hurt.

We have seen some half-hearted attempts on the part of the CPP to mediate the traffic, consisting of placing some signs and some cones on the road. But signs and cones don't address the real problem. They do not reduce the amount of traffic on our streets, and they certainly do nothing to stop drivers from speeding dangerously down our streets.

Meanwhile, the CPP continues to expand its offerings, to attract more people, with the predictable result of increasing the traffic problem.

Now, the CPP wants to get a special use permit the approval of which will, by their own admission, "impact the neighborhood with traffic unless we succeed with Hwy 105 access".

We've had four years of experience, now, to see how the traffic problem will play out. And it just gets worse every year. And with the approval of a special use permit, we can only predict that the traffic problems will continue to worsen. Especially as the CPP expands its operations beyond the current Halloween season, into other months of the year. And that is totally unacceptable.

The past four years has also shown us what the real problem is: You cannot continue use our neighborhood streets as the primary access to an amusement park. It is a bad idea, it is not safe, and it is not right!

By the way, who in their right mind ever thought it was a good idea to deny the CPP direct access from Hwy 105 and then turn right around and approve an agritainment permit that funnels all of the CPP traffic down the streets of a nice, quiet, residential neighborhood? That is the most ridiculous and irresponsible thing I've ever heard of. I would think the legal liability of such a decision alone would be enough to keep that decision from ever having been made. It's only a matter of time before something bad happens as the result of this insane decision. Do you really want to continue to incur that risk and that liability?

If you really want to solve this problem, then grant the CPP direct access to Hwy 105 and let our neighborhood go back to being the nice, quiet, safe neighborhood it was intended to be.

I know that El Paso County has big plans for Hwy 105, but why can't giving access to the CPP be part of the plan? You know that if the CPP were to move and that area sold and developed you would provide access in a heartbeat.

Please do not approve the special use permit for the CPP and give the CPP access to Hwy 105. Our safety and well-being depends upon your decision.

Thank you for your consideration.

And, if you doubt the severity of the traffic problem caused by the existence of the CPP, I invite you to bring your children and your loved ones and your pets to come to our neighborhood one Saturday morning when the CPP operations are in full swing, and lets take a stroll down Canterbury Drive so you can experience the problem first-hand.

Sincerely,

Walt Barrow  
A concerned Canterbury Estates resident