

Ryan Howser

From: Marin Turner <marinturner@icloud.com>
Sent: Thursday, December 8, 2022 2:50 PM
To: Ryan Howser
Subject: Opposition to Special Use Permit - Colorado Pumpkin Patch/Colorado Kids Ranch

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Hello Mr. Howser,

We are opposed to the Special Use Permit for the Colorado Pumpkin Patch (CPP) business.

We reside at 18130 Canterbury Drive and are subject to the excessive and dangerous traffic, noise, and dust from the operation of CPP.

The owners of CPP purchased the property at 18065 Saddlewood Road, zoned RR5, with the intention of violating the zoning. They attained an Agri-tainment variance but immediately violated that variance as well with the excessive vehicles on their property. Now they are applying for a Special Use permit to circumvent the RR5 zoning and avoid paying zoning fines to El Paso County.

CPP is shifting the cost of their business to us and to El Paso County. Every year there is excessive and dangerous traffic along Canterbury Drive because of CPP. The unreasonable level of traffic on this residential street is accelerating the deterioration and increasing the maintenance costs to El Paso County. The El Paso County Sheriffs office traffic report showed tens of thousands of vehicles driving down Canterbury Drive while CPP is in operation, far above the normal residential traffic.

Canterbury Estates bills itself as an equestrian community. Canterbury Drive is a narrow residential street through a ponderosa pine forest designed for 25 mph speed. It has no shoulders and residents with their children and dogs walk, ride bikes, and ride horses on the street. There are pets, deer, and small wildlife that regularly cross the road at all times of the day. CPP has forced dangerous traffic onto Canterbury Drive that threatens everyone who uses the street.

We are being deprived of the quiet enjoyment of our property. We are concerned this will affect our property value as who would want to live in a residential neighborhood with this excessive level of dangerous traffic, noise, and dust caused by the CPP carnival operation.

Again, we are opposed to the Special Use Permit for the Colorado Pumpkin Patch business. It's simply unfair to the residents of Canterbury Estates to be subjected to this stress on our lives for someone else's selfish and inconsiderate business plan.

Thank you for your consideration.

Carl and Marin Turner
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