

Melani Sweet
18475 Canterbury Drive
Monument, CO 80132

Subject: Letter of Opposition

Dear Mr. Howser,

As a property owner and resident of Canterbury Estates, I am writing to the county to record my opposition to the special Use Permit to legally expand the Colorado Pumpkin Patch's operations. My property is on the east corner of Canterbury Drive and Highway 105 where most traffic to CPP is mostly routed through Canterbury Estates.

Since 2018, the volume and safety concerns of the traffic has only increased on Canterbury Drive. During the pumpkin patch's season, particularly on the weekends during high attendance days, the traffic is simply getting out of control. When the pumpkin patch opened, I thought having a quaint pumpkin patch or produce stand type business was a nice addition to the area, and I understood they were offering riding lessons on their property.

However, it did take the owners four years to send an introduction letter to their neighbors, and now CPP is distributing a survey to us that asks us to give our opinion for the purpose of their use permit application. However, the surveyed "opinions" are written and openly biased and does not allow me to express my true opinions, nor did it even address the volume of traffic issue we now have on Canterbury Drive. I believe the owners of CPP understood the use permit and that the violations seem to be deliberate; this is not the first location they have had for this business in the county. They did not do their due diligence as to landscaping requirements, required set-backs, and built an additional unapproved driveway along property lines of neighbors. They haven't shown our neighborhood any good faith that any of the mitigations they propose were completed before, so I am wondering how they expect to believe that any of their proposed mitigations will ever be completed.

My primary disappointment with the county is that an entrance to CPP on Highway 105 was not granted to the business. I truly thought this traffic increase would be temporary until the driveway/entrance was built to accommodate this traffic. I have tried to tolerate it knowing that it is a seasonal and temporary. Now knowing that the driveway will never be approved, I do not believe we should be subjected to this business's expansion and open our community up to year-round or increased customer traffic. As an "Agritainment" business, I feel reselling pumpkins and running a country amusement park doesn't offer the agriculture education benefit to the community as CPP claims. They also have permanent structures, in violation of their current permit on the property that do not fit in with the character of the surrounding community.

By law, one of the title rights we have as property owners is quiet enjoyment. The amount of cars in our neighborhood has become a safety hazard and along with the noise from events, violates my rights as a property owner for quiet enjoyment. We do not have sidewalks on Canterbury and many of us walk, run, ride bikes, horses, atv's, dirt bikes, skateboards, etc., through our community. We are an equine

community that has a long history of being a safe place to ride. This is part of our quiet enjoyment rights of living in this community. This is a place where residents watch out for each other, watch their speed, and look out for the children and pets of the neighborhood. Since 2018, the CPP has been out of compliance with their 50 car limit, every weekend, and it has become a public endangerment issue.

During the season, we do not allow our child to ride his bike or skateboard outside of our property. The recklessness of the CPP customer base is a big and real concern for our family and our neighbors. Some of the behavior that has been witnessed by Canterbury Estates property owners: Customer's drive through private properties and trespassing incidents, drive at excessive speeds while turning into Canterbury and through the neighborhood, aggressive driving and road rage incidents, littering at the entrance and along Canterbury Drive (to include cigarette butts, alcohol cans and bottles, diapers and more), traffic congestion at entrance and in front of our driveway, people passing automobiles, atv's, horses, letting children out of their vehicles and wandering around on private property, near misses and endangerment of pedestrians, cars, bike riders, riders on horseback, and children playing on their own property. We feel that the safety and the character of our neighborhood is at stake. In addition, we have had semi-truck traffic delivering pumpkins at all hours of the night, as well as attempted break ins and of shops and barns since introducing CPP.

The violations that have been noted since 2018:

- Exceeding 50 car limit
- Site structures are to be temporary; we have noted permanent slide and structures on the property
- The business expanded without a permit
- Landscaping and 15-foot set back-owners were to plant mature evergreen trees along neighbor's lot to reduce dust and noise.
- An unapproved driveway that extends along lots 29, 30 and 31
- Violation of the 15-foot set back
- Parking lot was approved as grass; however, it is dirt and causes dust which a health hazard

I do not believe that the perceived benefits to the neighborhood and the community outweigh the public safety, health hazards, and environmental impact issues that affect those of us that live next to the pumpkin patch. If they had remained in compliance with their permit, I might have different feelings about it. Having a non-profit to employ youth doesn't justify the blatant misuse of the property and the negative impact it has on their neighbors. During this year's season, there were 20,000 cars recorded on Canterbury Drive according to the traffic report from the Sheriff's office, and the max speed recorded was 59 miles an hour in a 25 mile an hour zone. I was unaware of the "Tulip Festival" in the spring, but it also seems that they are intending to include more events and uses of their business to be year-round. Making the CPP's car violations legally acceptable will continue to endanger our community and we do not want to wait until someone is seriously injured. We hope you understand our opposition to an expanded use permit and that you will consider and record our concerns.

Sincerely,

Melani A. Sweet

