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Sent: Thursday, August 31, 2023 2:26 PM
To: PCD Hearings
Cc: Ryan Howser
Subject: Opposition for Special Use Permit-Colorado Pumpkin Patch, File # AL2217

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To Whom it May Concern,

This is in reference to File Number AL2217, Special Use Permit for Colorado Kids Ranch Pumpkin Patch.

After reading the applicant's letter of intent and looking through the supporting data, I wanted to voice my opposition to this special use permit for the following reasons.

This special use is not in harmony with the nature of the surrounding neighborhood.

For over fifty (50) years, Canterbury Estates has been a quiet little equestrian community and we have fought hard to keep it that way. We enjoy being able to ride our horses safely on the streets. Our kids enjoy riding their bikes safely on the streets. And, people of all ages enjoy walking themselves and their pets on our quiet streets.

With the advent of the Colorado Pumpkin Patch (CPP), the nature of our community being threatened in serious ways.

- Traffic has increased dramatically during CPP events, turning our quiet streets into a constant flow of cars going to and from the CPP. The streets are no longer safe for any kind of equestrian or pedestrian activities.
- Dust from the hundreds of cars driving on CPP driveways and from hundreds of people milling around the property drifts uncontrollably into the surrounding neighborhood posing health hazards for residents young and old.
- The incessant noise from the amusement rides disrupts the quiet nature of our neighborhood

All of this is affecting property values.

- Realtors are advising anyone who wants to sell their house, to not put it on the market during CPP events.
- The increased traffic has damaged Canterbury Estate's reputation as a quiet equestrian community.

The increased flow of cars up and down our streets, as proposed in this special use request, will only make things worse for us and increase the dust and noise levels.

- The mediation efforts described in the letter of intent are ONLY beneficial to the applicant and are detrimental to the surrounding neighborhood.
- The traffic study completely ignores the CPP traffic that travels up and down Sahara Drive and onto Canterbury Drive.

- More cars means more people which means more dust and noise and more negative impact to our quiet little community.
- As CPP adds more attractions in the future, the problems are only going to get worse.

The CPP has completely ruined the rustic appeal of the property they are on and are an eyesore.

Before the CPP arrived, the property was a working ranch that produced quality hay and fit in perfectly with the surrounding neighborhood. CPP has turned that idyllic ranch into an AMUSEMENT PARK with large parking lots, rides, and over-grazed and mis-managed pastures.

The CPP has not complied with its original agritainment permit, why should we trust them now?

- They have NEVER complied with the original 50 car limit.
- They have not complied with required setbacks.
- They have built parking lots far bigger than required for 50 cars.
- They have failed to plant trees as a barrier as required. (What kind of agricultural enterprise cannot even grow trees?)
- They have ignored their original plot plan and are just doing whatever they want.
- They have done nothing to abate the dust and noise problems.
- etc

In their letter of intent, they make all kinds of promises. The best predictor of future behavior is past behavior. Past behavior says they cannot be trusted to follow through on any of the promises they make. Also, since the county seems to be reluctant to enforce the requirements of the original permit, who's to say they will enforce any of the new requirements.

The county will not give CPP direct access to Hwy 105.

All of the traffic impact to Canterbury Estates would be eliminated if only the county would allow CPP to have a direct access to Hwy 105. I know the letter of intent says that the county has nixed this approach, but that is ridiculous. Had the property been sold to a developer, you can bet your bottom dollar that not only would the county give them direct access to Hwy 105, but it would also allow them roads to the new houses.

Please help us keep Canterbury Estates a quiet little equestrian community and reject this special use permit and enforce the original permit.

Respectfully,

Walt Barrow

A concerned Canterbury Estates resident