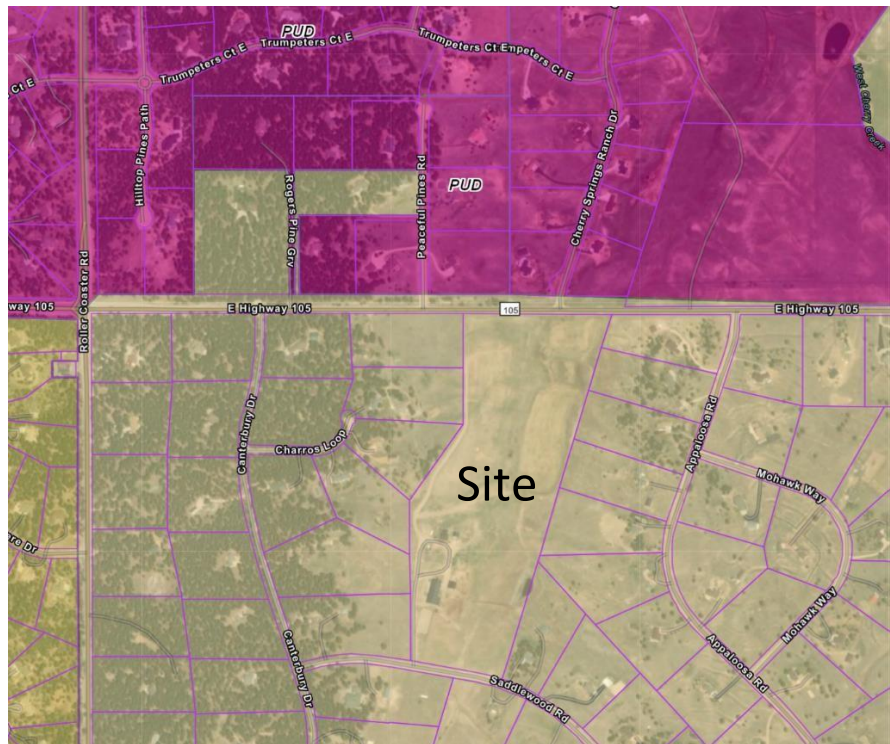


**Colorado Pumpkin Patch  
DBA Colorado Kids Ranch  
Special Use- Agritainment  
Letter of Intent**

**May 11, 2023**

**PCD File No: AL2217**



**Colorado Pumpkin Patch LLC  
18065 Saddlewood Road  
Monument, CO 80132**

**Planner:** Vertex Consulting Services, Nina Ruiz  
455 E Pikes Peak Avenue, Suite 101  
Colorado Springs, CO 80903  
719-733-8605  
[Nina.ruiz@vertexc.com](mailto:Nina.ruiz@vertexc.com)

**Traffic Engineer:** SMH Consultants, Brett Louk  
411 S Tejon Street, Suite I  
Colorado Springs, CO 80903  
719-465-2145

**Tax Schedule No:** 61160-00-001

**Acreage:** 40.52 Acres

**Zoning:** RR-5 (Residential Rural)

**Request:**

A request to allow for Agritainment activities with up to 325 vehicles onsite on the peak hour and peak day whereas the Land Development Code limitation is 50 vehicles at any given time. The Agritainment use itself is permitted by the Land Development Code in the RR-5 zoning district.

**Site Location, Size, Zoning:**

Vertex Consulting Services, on behalf of the Colorado Pumpkin Patch LLC (“CPP”), is respectfully submitting a special use application to obtain approval to allow an existing “Agritainment” use to exceed 50 vehicles onsite for certain limited durations. Specifically, the request includes allowing up to a maximum of 325 vehicles at any one time during operation of the “Agritainment” use . The CPP property is located south of Highway 105 and approximately one-half (1/2) mile east of Roller Coaster Road. The 40.52-acre property is presently zoned RR-5 (Residential Rural). The proposed special use is compatible with the existing Agritainment use and the surrounding rural uses and is consistent with the Your El Paso Master Plan. The CPP property is surrounded by properties zoned RR-5 (Residential Rural) as depicted below.

CPP is located on the original homestead by the Brown family in the 1890’s that once included what is now the Canterbury and Jackson Ranch neighborhood. CPP is a family owned and operated business run by the John (JD) and Bengetta Chapmen and their children. The Chapman Family moved to Colorado after JD served 12 years combined active and reserve duty. Along with CPP, the Chapmans established Johnny Pumpkinseed, a nonprofit where they waive admission for foster families and families with special needs children.

**Background:**

“Agritainment” is a permitted use on the subject parcel due to it being zoned RR-5 and being in excess of 35 acres. An Early Assistance meeting was held with El Paso County on February of 2018 where the

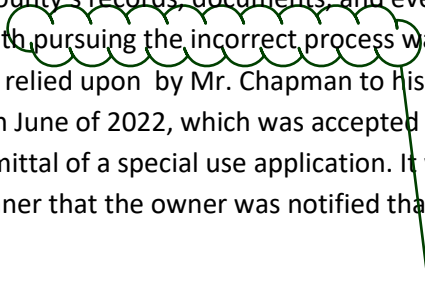
requested “Agritainment” use was discussed as well as a potential request for a commercial stable.

The special use for the commercial stable was approved and is still in operation. The property owner, Mr. JD Chapman, requested approval of a site development plan to allow for “Agritainment” to occur on the property in 2018. The site development plan was approved on October 22, 2018. The site development plan depicted 49 parking spaces as well and required the planting of 23 trees for the purpose of screening the use from the adjacent rural residential properties. The owner planted the required trees several times and each time the trees failed survive. The Fall Festival has been a success resulting in the need to expand the number of attendees, which also means the need to expand the number of vehicles on the site. Mr. Chapman specifically relied on the statements of County Engineering staff during the Early Assistance meeting where they explained the trigger for a traffic study being required and that it was based upon average daily trips. He did not realize that average daily trips was a different requirement than the relevant Code provisions authorized 50 vehicles a day, and thus he believed that he only needed to be concerned about daily and weekly totals averaged over the year. Mr. Chapman believed he was in full compliance throughout the events and no intent whatsoever of violating any County regulations or legal provisions.

El Paso County set up a site development plan submittal request on EDARP August 19, 2021, believing that would cure the violation. Due to the zoning violation having been closed, and the planner being new to the County, the planner did not realize a special use was needed to allow for more than 50 vehicles and created only the one project without a special use being included or discussed. The property owner, not being familiar with the regulations and processes, had no reason not to believe this was the correct process.

The amended SDP would correct one of the violations. The observed violation in 2021 was the noncompliance with the approved ADP. Code Enforcement did not observe the vehicle count until 2022.

At that time, the County and the County planner handling the request did not inform Mr. Chapman at all that the County or the Land Development Code required approval of a special use application. These facts are supported by the County’s records, documents, and events that are part of the official EDARP file. Any delay associated with pursuing the incorrect process was solely due to the guidance provided by the County, which was relied upon by Mr. Chapman to his detriment. The amended site development plan was submitted in June of 2022, which was accepted by a member of the PCD staff in error without also requiring submittal of a special use application. It was not until after the project had been transferred to a new planner that the owner was notified that a separate special use application would also be required.



The amended site development plan is not an incorrect process - it is also required in addition to the special use.

State and El Paso County Enabling Legislature to Promote “Agritainment”

The State of Colorado supports “Agritainment” activities and has enacted legislation to encourage the use. House Bill 14-1280 was passed April 21, 2014 to promote the growth and success of “Agrotourism” (AKA Agritainment) by eliminating certain liabilities. The Bill specifically identifies that:

“The general assembly also finds that the state and its citizens derive numerous economic and personal benefits from these activities. It is, therefore, the intent of the general assembly to

encourage these activities by limiting the civil liability of certain persons involved in providing the opportunity to participate in these activities.” (emphasis added)

El Paso County has a long history of supporting rural and agricultural endeavors. The County began the drafting of regulations to support and allow for “Agritainment” uses as a response to the State legislation as well as an increase in the number of requests from property owners wanting to operate on their rural acreage. At the time, each one of these requests required approval of a variance of use application regardless of the property size, duration of the activities, or scale of operation. As a result, in 2017 the County’s land use regulations were revised to allow for “Agritainment” as a use by right in many zoning districts. The “Background” section of the associated staff report includes the following as the purpose for the amendment:

“The purpose of adding “Agritainment” to the Land Development Code is to encourage the preservation and utilization of ranches and farms in El Paso County and to address the numerous requests by the Planning and Community Development Department to initiate agriculturally related entertainment uses. Introduction of “Agritainment” uses in the rural areas of the County could help provide supplemental income to landowners, which may increase the long term sustainability of the farm or ranch.”

The CPP property is zoned RR-5 and is in excess of 35 acres; therefore, Agritainment is a permitted use on the subject property with the limitation of no more than 50 vehicles at any given time. However the Agritainment regulations do not provide any further limitation, such as:

- The scale/intensity of the use
- The total number of vehicle trips per day
- The total number of patrons onsite at any given time
- The total number of patrons per year
- The hours of operation
- The number of days per year the use is in operation.

Background-CPP Activities:

The requested special use does not include a request for approval of the “Agritainment” use itself due to the use already being allowed, pursuant to the El Paso County Land Development Code. Instead, the proposed special use is exclusively limited to a request to allow more than 50 vehicles onsite at any time, up to 325 vehicles on the peak days of the season, for the same “Agritainment” use that is allowed under the Land Development Code.

CPP holds three main events annually:

- (i) The Fall Festival

The fall festival is held during the last two weeks of September through November 7. Some of the activities include hay and barrel rides, face painting, giant slides, tire swings, and hay pyramids.

You can learn how to rope or milk a cow. You can sip apple cider while enjoying the beautiful Colorado scenery all around you. You can peruse the small shop filled with seasonal goods crafted by local artisans and farmers. As you leave the pumpkin patch you will inevitably find a child proudly walking, gripping a pumpkin half their size with their tiny hands. Everywhere you turn you will find an eager youth, working their first job, broadly smiling, thrilled to have a fun opportunity to earn additional spending money.

But most importantly in the polarizing world we live in fraught with loneliness and depression, the Fall Festival provides a chance for the community of all walks of life to gather together and experience shared memories. The Fall Festival is a place where even the eldest of the group will become young again while getting lost in the swarm of face-painted kids proudly wearing their Halloween costume as they excitedly run from one activity to the next. The Fall Festival has become a beloved and important family and community tradition centered around education, quality family time, interacting with nature, and remembering our agricultural roots.

(ii) The Tulip Festival

The Tulip Festival is held during two weekends in May with the time depending upon when the bloom occurs. The Tulip Festival offers all of the fun and excitement of the Fall Festival except with the Tulips and the beauty of nature being the main event. During the Tulip Festival you may walk through the colorful rows of blossoming flowers while enjoying the first rays of the spring season. The Tulip Festival often coincides with Mother's Day. You will often find multiple generations at the Tulip Festival all celebrating the great women in their life.

(iii) Farm Camp

The Farm Camps are held throughout June from 8am-4pm with the goal of teaching young children about the operations of a farm. Children will learn about the farm animals; how to grow fruits, vegetables, and flowers; and the basics of nature and the seasons. The day is divided into two separate classes with a morning class and an afternoon class, each lasting 3 hours.

CPP provides services that are highly beneficial for the community, especially the youth. CPP employs a significant number of youth as well, imparting critical life skills. CPP is also involved in invaluable, nonprofit services such as the Johnny Pumpkinseed program, allowing free admission to the Annual Event for foster care and special needs children and their families. Please review the attached letters of support that further explain the endless benefits of CPP.

As discussed above, the request is not for the "Agritainment" use. "Agritainment" is already an allowed use on the property. Instead, the requested special use is needed to allow 50 vehicles to be onsite at any given time, with an allowance up to 325 vehicles at the peak season. As mentioned above, CPP provides services that are highly beneficial for the community, especially the children and teenagers. CPP employs a significant number of teenager/young adults, often providing them with their first formal employment and teaching them skills in the areas of agriculture, business, public service, and management. CPP is also involved in invaluable, nonprofit services such as the Johnny

Pumpkinseed program, allowing free admission to the events for foster care and special needs children and their families.

For additional background and informational purposes, the specific activities included within the CPP “Agritainment” use include the following:

- Hayrides
- Petting zoo
- Pumpkin patch
- Bounce pad
- Slides
- Swings
- Corn box
- Face painting
- Education for children on how to rope an animal and how to milk a cow (fake animals only)
- Assortment of games and activities for all age groups
- Sale of homemade goods
- Field trips with local schools during the week
- Pick your own tulips
- Farm Camp
- Farm visitation days

**Traffic Improvements:**

As part of the special use application, the applicant was required hire a traffic engineer to prepare a traffic impact study to analyze the traffic impacts of the temporary, seasonal events. The traffic study was based upon the peak days, and peak hours, which occur approximately 24 days out of the year, with the other days of the year not triggering improvements. Even at the peak, the level of service at the impacted intersections will only be reduced from a level of service A to a level of service B. For informational purposes, El Paso County allows for intersection level of services low as D. As a result of County criteria only evaluating the peak times, the County criteria not considering the traffic counts to be seasonal and limited to a few days out of the year, and the County criteria only taking into consideration the number of turns when triggering intersection improvements instead of the level of service, the conclusion of traffic study was to require westbound left turn lane and eastbound right turn lane at the intersection of Canterbury Drive and Highway 105, a southbound left turn lane at the intersection of Canterbury Drive and Saddlewood Road, and pavement of Saddlewood Road to the CPP driveway, totaling upwards of \$750,000.

a north bound left turn lane on Canterbury approaching hwy 105 and a westbound right turn on Saddlewood approaching Canterbury are identified in the TIS. Please add.

CPP is a family-owned business that serves as the sole source of income for the Chapman family. In 2022, the Chapman family reported an annual income of \$77,000 whereas the median income in the Monument area in 2021 was \$102,278 per census data. The County criteria does not account for peak traffic being limited to a few days throughout the year, therefore, significant roadway improvements are

Design of all improvements shall be provided with the site development plan application.

being required on Highway 105, Canterbury Drive, and Saddlewood Drive. These improvements are anticipated to cost upwards of \$750,000. This is a significant cost that cannot be taken on in a single year and must be funded over several years.

CPP is requesting approval of the proposed special use to allow up to 325 vehicles onsite at any one time along with the following conditions of approval:

- A site development plan demonstrating compliance with the applicable sections of the Land Development Code and Engineering Criteria Manual, subject to alternative standards if approved by a deviation or an alternative plan as allowed in the Land Development Code and Engineering Criteria Manual, will be completed by May 1, 2024.
- Privacy fencing, as depicted on the special use site plan, shall be constructed prior to May 15, 2024.
- The main and overflow parking areas shall be improved prior to May 15, 2024.
- The design for the Canterbury Drive and Saddlehorn Drive turn lane as well as the pavement from Canterbury Drive to the CPP driveway shall be designed by December 31, 2025, unless a deviation has been approved.
- The Canterbury Drive and Saddlehorn Drive turn lane as well as the pavement from Canterbury Drive to the CPP driveway shall be installed by December 21, 2026, unless a deviation has been approved.
- The design for the Highway 105 improvements being completed by December 31, 2027, unless a deviation has been approved.
- The Highway 105 improvements shall be constructed by December 31, 2028, unless a deviation has been approved.

Saddlewood Road

Was this intended to be December 31?

**Justification:**

Section 5.3.2.A, Special Use, of the Land Development Code states:

“The purpose of the special use process is to address potential impacts of certain land uses on existing and allowed uses in the same neighborhood. The special use process considers the location, design, configuration, intensity, density, natural hazards and other relevant factors pertaining to the proposed use.”

When considering the impacts of an “Agritainment” use such as the CPP, it is important to recognize that the applicable zoning, which is RR-5 (Residential Rural), also allows a number of permitted uses that have the potential to cause similar or even more prevalent impacts on existing and allowed uses in the same neighborhood. These uses include:

- Dairy
- Farm
- Kennel
- Wholesale Nursery
- Public Park and Open Space

FYI: should the County entertain a phased approach to the completion of improvements, the Hwy 105/Canterbury intersection shall be the 1st priority.

- Ranch
- Religious Institution
- Tree Farm
- Agricultural Stand

Each of these permitted uses has the potential to generate impacts associated with dust, noise, odors, and additional vehicle trips and can result in large gatherings of customers and employees. The Land Development Code does not limit the hours of operation, total vehicle trips, number of vehicles at any given time, or scope and scale of the above listed permitted uses. The Code permits each of the uses without imposing limits due to traffic or the number of attendees. The proposed use is less impactful than the above listed permitted uses due to the limited seasonal nature of the use and the type of traffic generated by the use is primarily passenger vehicles and not delivery trucks or heavy equipment.

Agritainment is a permitted use on the subject property provided the number of vehicles does not exceed 50. Therefore, the special use should be analyzed based upon if the potential impacts related to the number of vehicles exceeding 50 can be adequately mitigated. The Code does not limit the number of people, traffic, duration, level of noise, etc., therefore, the only consideration for the special use is if the potential impacts related to a larger parking area may be mitigated. CPP will use specific mitigation measures to address these potential impacts during the Events, including the following:

- The parking area will be located a minimum of 100 feet from all residential properties.
- The parking area is located north, adjacent to Highway 105 to allow for adequate stacking within the property and to also allow the parking area to be strategically screened from view from the adjacent residential properties.
- Watering trucks will be used during peak hours and days, as needed, to wet down the driveway and parking areas as a dust mitigation measure.
- Parking areas will be improved to reduce dust.
- CPP will construct a fence to screen the parking area from the adjacent residences to the west.
- CPP will utilize directional signage from Highway 105 to the entrance of the property and will locate staff at the Canterbury/Charros Loop intersection to direct patrons south onto Saddlewood Road.
- If the main parking area and overflow parking areas are filled, patrons will be asked to leave and return at another time.

Please explain how the location of the parking area on the north side strategically screens it from view of the residential properties. Will there be additional buffering or screening in this area?

Specifically, what are these improvements?

The pages that follow address each one of the Special Use criteria included within Section 5.3.2 of the El Paso County Land Development Code:

- ***The special use is generally consistent with the applicable Master Plan;***



Chapter 1 of Your El Paso Master Plan (2021) states that the Plan is “general in nature-it cannot tackle every issue in sufficient detail to determine every type of necessary action.” In addition, Chapter 1 goes on to state that the Plan “is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific actions to achieve both County-wide and local area objectives.” When taken together, these two statements suggest to the reader that the Plan may only address certain issues at a cursory level and that specific steps or actions for addressing such issues may not be offered within the Plan. That is certainly the case with respect to the special use request, as identified below in an analysis of the Plan.

### Key Area Analysis

The property is located within the Tri-Lakes Key Area. The Plan describes the key area as follows:

“Tri-Lakes is the northern gateway into the County along Interstate 25 and Highway 83. It is situated between Pike National Forest, the United States Air Force Academy, and Black Forest. With significant suburban development and some mixed-use development, this Key Area supports the commercial needs of many of the residents in northern El Paso County. Tri-Lakes also serves as a place of residence for many who commute to work in the Denver Metropolitan Area. It is also an activity and entertainment center with the three lakes (Monument Lake, Woodmoor Lake, and Palmer Lake) that comprise its namesake and direct access to the national forest. Tri-Lakes is the most well-established community in the northern part of the County with a mixture of housing options, easy access to necessary commercial goods and services, and a variety of entertainment opportunities. Future development in this area should align with the existing character and strengthen the residential, commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and Woodmoor.” (emphasis added).

The Key Area recommends that entertainment opportunities be allowed within the key area. The proposed use is agriculturally-based entertainment, and is supported by the Master Plan. The use itself has already been determined to be consistent with the character of the RR-5 zoning district since it is an allowed use. The success of CPP has allowed a greater number of residents and families in the area to be able to enjoy the benefits of a community-focused rural lifestyle, thereby strengthening and supporting existing and future residential neighborhoods.

### Area of Change Analysis

The subject property is identified in the Areas of Change map within the Plan as being within the “Minimal Change: Developed” area of change.

Page 21 of the Plan characterizes areas of “Minimal Change: Developed” by stating:

“These areas have undergone development and have an established character.

Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.” (Emphasis added)

The site is a portion of an original homestead from the 1800’s and was not “developed” prior to the CPP activities. The area of change suggests that redevelopment of the large 40.52 acre property into more intense residential development could have been supported. However, the property owner instead chose to maintain the rural character of the 40.52-acre property by continuing the historic agricultural activities onsite with some limited agriculturally based commercial activities, thus maintaining the historic character of the site. With the events being occasional and seasonal, the property will remain a working farm for the greater majority of the year.

#### Placetype Analysis

The CPP property is within the Large-Lot Residential Placetype which includes agriculture, parks/open space, and commercial as supporting land uses. Parks/open space as well as commercial uses traditionally include large parking areas. The “Agritainment” use is a hybrid of all three supporting land uses and combines agricultural and commercial uses into a park-like setting and is a compatible use per the Master Plan. In addition to the use being compatible, the location is also compatible. The Plan specifically states “Commercial uses are minimal in this placetype with a small-scale standalone business located on a major roadway.” The property is located on Highway 105 and is a stand-alone business. Additionally, El Paso County has determined the use to be compatible by designating it as a permitted use in the zoning district and a special use if the vehicles exceed 50.

The Placetype promotes the preservation of farmland and scenic views within the Large-Lot Residential Placetype (page 65):

“Additionally, some Large-Lot Residential parts of the County include environmentally sensitive areas that need to be protected. Development should not be allowed within a certain distance of the critical natural assets to ensure they are not negatively impacted by future development. Protecting farmland and scenic views is also an important component of conservation design within Large-Lot Residential areas.”

The CPP property is encumbered by a large drainageway along the eastern boundary. The proposal is not for a subdivision, therefore conservation design is not being specifically

considered. Setting aside land for overflow parking will preclude construction of any structures or development of the area, which ensures the land will be preserved as an open space area. The parking area has been strategically located to reduce potential visual impacts and is only utilized for a few days out of the year during the peak days of the Tulip and Fall season.

- ***The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;***

This explanation does not indicate what the mitigation measures are in order to achieve harmony and compatibility with the neighborhood. Mitigation measures are discussed elsewhere in this letter; however, it is staff's opinion that the measures that have been provided may not adequately address the concerns that have been brought to our attention.

The evaluation of compatibility is somewhat subjective. The authors of the Your El Paso Master Plan (2021) knew this to be true and provided guidance as to how to determine compatibility in terms of character. The property is within the Large-Lot Residential Placetype which includes agriculture, parks/open space, and commercial as supporting land uses. Both parks/open space as well as commercial uses traditionally include large parking areas. The "Agritainment" use is really just a hybrid of all three overarching supporting land uses categories by perfectly combining agricultural and commercial uses into a park-like setting making it a compatible land use within the Placetype. In addition to the use itself being compatible, the location is also uniquely suited for the Placetype, thereby increasing the level of compatibility. In fact, the Plan specifically states "Commercial uses are minimal in this placetype with a small-scale standalone business located on a major roadway." The property is located on Highway 105 and is a stand-alone business. Additionally, El Paso County has determined the use to be compatible by designating it as a permitted use in the zoning district.

It is not likely a strong argument that there are other uses that may be allowed that are potentially more intense, because we have received numerous complaints from residents stating that the current use is not compatible. It is recommended that you provide an explanation identifying how the noted concerns will be addressed.

As discussed above, many of the permitted uses in the RR-5 zoning district may result in gatherings of vehicles similar to, or greater than, the requested special use. However, the difference between the proposed special use and the other allowed uses in the zoning district is that special use only operates seasonally and most of the other allowed uses are either year-round or, at the very least, operate for most of the year. With that understanding, it would not be unreasonable to determine the proposed use to have a significantly lower impact in the area than many of the other allowed uses over the course of a longer period of time.

CPP is located on the original homestead by the Brown family in the 1890's that once included what is now the Canterbury and Jackson Ranch neighborhood. For the majority of the year, the property will remain a working farm. The Agritainment regulations were added to the Land Development Code as a way of preserving the rural lifestyle. Farmers can no longer make a living wage without subsidizing their income with Agritainment-type uses. Lastly, the Fall and Tulip Festivals are community gatherings. Community gatherings are critical to the health and wellbeing of all neighborhoods, and should always be considered in harmony and compatible.

- ***The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;***

This needs to identify the phased mitigation approach because there WILL be unmitigated traffic impacts until the improvements are constructed. We will need an explanation as to how this criteria point is being met with this proposal. The impacts will be mitigated, but at first, they will not and this should be identified here.

The traffic impact study submitted for the special use identifies that the existing roadway network can handle the anticipated traffic. The study identifies the need to make improvements to the roadway network as a result of the proposed use (see above for more details), regardless of the seasonal nature of the use.

- ***The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;***

Per the traffic study, all access points will maintain a level of service of A and B, including during peak days of the Events. Peak days generally only occur during the weekends of the Fall Festival in October and the two weekends of the Tulip Festival in May.

- ***The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;***

The CPP property owner has posted the Colorado mandated disclosure required of all “Agritourism” operators. If the special use is approved the applicant will submit a site development plan demonstrating compliance with all local laws and regulations.

- ***The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or***

As identified in the traffic study accepted by El Paso County, the special use to allow for more than 50 vehicles at any given time will not be a detriment to safety and welfare of the present or future residents of the County. In fact, the requested special use will enhance the mental wellbeing of the greater community by providing a place for the community to gather, for families to continue traditions, and for children to experience the joy of the holidays while gaining a better appreciation of the rural, agricultural lifestyle that is part of the heritage of the Pikes Peak area.

- ***The special use conforms or will conform to all other applicable County rules, regulations or ordinances.***

The special use meets all rules and regulations included within the Land Development Code. A site development plan will be submitted, demonstrating compliance with all applicable sections of the Land Development Code and Engineering Criteria Manual. The submission will include, but is not limited to, a landscape plan, parking plan, grading and erosion control plan, and drainage report.

### **Neighborhood Outreach:**

Vertex Consulting Services and one of the Colorado Kids Ranch youth employees visited all adjacent properties on December 7, 2022 to discuss the requested special use and to better understand the impacts to the surrounding properties. The primary area of concern of the adjacent property owners

was traffic, with the majority of the neighbors identifying that these concerns would be mitigated if direct access from Highway 105 onto the CPP property were granted by the County. In an attempt to address the traffic concerns of the neighbors, CPP submitted a deviation request to the County on February 10, 2023. The deviation requested limited direct access onto Highway 105 for only the peak traffic days of the Events, totaling 24 days over a full calendar year. The requested deviation was intended to help mitigate the concerns of the neighbors by limiting the number of vehicle trips through the neighborhood. The deviation was denied by the County's engineering division and the County Engineer has indicated an appeal of this determination would not be successful. County engineering staff identified that deviation requests are not appealable beyond the County Engineer to the Planning Commission or Board of County Commissioners. For those reasons, direct access to Highway 105 is not a possible mitigation measure in association with the special use request.

Minor concerns regarding visual obstruction were identified by a few of the neighbors, but the majority of those neighbors believed the impacts could be mitigated with proper screening. Only one of the 37 adjacent property owner specifically identified noise as a concern.

In addition to speaking with the adjacent property owners in person, a total of 37 letters and requests for input were sent to those neighbors who are not adjacent but could be impacted by the special use. The majority of the surrounding neighbors chose not to provide feedback. However, a number of neighbors expressed their support for the CPP operations. Numerous letters of support from those in the neighborhood, as well as in the greater community have been attached to this letter.

## Ruiz, Nina

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**From:** Colorado Kids Ranch <Hello@coloradokidsranch.com>  
**Sent:** Friday, May 26, 2023 3:19 PM  
**To:** Ruiz, Nina  
**Subject:** Fwd: Form Submission - General Contact - Fantastic time!



**Colorado Kids Ranch**  
**719-799-6708**  
**18065 Saddlewood Rd**  
**Monument CO 80132**  
[www.ColoradoKidsRanch.com](http://www.ColoradoKidsRanch.com)

----- Forwarded message -----

**From:** Squarespace <[form-submission@squarespace.info](mailto:form-submission@squarespace.info)>  
**Date:** Sat, Oct 15, 2022 at 9:02 AM  
**Subject:** Form Submission - General Contact - Fantastic time!  
**To:** <[hello@coloradokidsranch.com](mailto:hello@coloradokidsranch.com)>

Sent via form submission from [Colorado Kids Ranch](#)

**Name:** Joe Pinkowski

**Email:** [joe@cmiprorisk.com](mailto:joe@cmiprorisk.com)

**Subject:** Fantastic time!

**Message:** Hi all, We had a fun family day at your pumpkin patch. So much for the kiddos to do. They are still talking about it! Thank you!

Special note - I watched one of your crew run the Ninja course. He was professional, kind, handled an array of situations (crocs, parent signatures, the volume of kiddos). His name is Clark & I let him know he was doing a fine job and he should be proud of the work he was doing. Watching him be in control and adapt to situations was a treat. You've got a solid youngster and he will go places in life with his ethic and people skills. Kudos to you & his parents!

Does this submission look like spam? [Report it here.](#)

## Ruiz, Nina

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**From:** Colorado Kids Ranch <Hello@coloradokidsranch.com>  
**Sent:** Friday, May 26, 2023 3:17 PM  
**To:** Ruiz, Nina  
**Subject:** Fwd: Thank You!!



**Colorado Kids Ranch**  
**719-799-6708**  
**18065 Saddlewood Rd**  
**Monument CO 80132**  
[www.ColoradoKidsRanch.com](http://www.ColoradoKidsRanch.com)

----- Forwarded message -----

**From:** Charlie Sheehan <[sheehan1415@gmail.com](mailto:sheehan1415@gmail.com)>  
**Date:** Sun, Nov 6, 2022 at 9:56 AM  
**Subject:** Thank You!!  
**To:** <[Hello@coloradokidsranch.com](mailto:Hello@coloradokidsranch.com)>

Our granddaughter worked her first job at your pumpkin patch this fall and had the best experience ever! She learned how to manage her time and help children and adults in the community. She got to see how a great business is run. Workers got to learn so many aspects of the business by getting to work each job at some point (main entrance, selling pumpkins, kids pony rides, etc.).

This fall event is so important for the community. It offers children and adults of all ages a chance to enjoy this great time of year. Thank you for this valuable experience for the workers and the participants.

We look forward to visiting again next year!  
Sincerely,  
Rose and Charlie Sheehan  
Westcliffe, CO

**Ruiz, Nina**

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**From:** Colorado Kids Ranch <Hello@coloradokidsranch.com>  
**Sent:** Saturday, June 3, 2023 2:28 PM  
**To:** Jessica Taft  
**Subject:** Re: Colorado Pumpkin Patch

Thank you VERY MUCH Jessica!



**Colorado Kids Ranch**  
**719-799-6708**  
**18065 Saddlewood Rd**  
**Monument CO 80132**  
[www.ColoradoKidsRanch.com](http://www.ColoradoKidsRanch.com)

On Sat, Jun 3, 2023 at 9:38 AM Jessica Taft <[jessica@adamtaft.com](mailto:jessica@adamtaft.com)> wrote:

Dear Commissioners,

It has come to my attention that a beloved family tradition of ours is threatened. Not only is the Colorado Pumpkin Patch a treasured memory for my family, but for thousands of people in Northern El Paso County. The Chapman family are the consummate hosts and give discounts for Special Needs children, school groups, and others. They foster a sense of community where friends can meet outdoors in our wonderful October weather when many city and county sponsored activities end in September.

The small family-owned company employs dozens of people for one magical month to put on a family-friendly festival for all to enjoy. My teenage sons have learned the value of working with their hands while volunteering and working for the Colorado Pumpkin Patch. Without this local entity, the quality of our lives would be significantly decreased.

Please figure out a solution that would relieve the traffic through the neighborhood and allow the Colorado Pumpkin Patch to continue to serve our community. Perhaps temporary unpaved access to the property via 105 with a right-turn only exit would be sufficient.

Thank you for your consideration,  
~Jessica Taft  
37 S Sherwood Glen, Monument



## Ruiz, Nina

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**From:** Nashonna Windsor <nashwindsor@yahoo.com>  
**Sent:** Friday, June 9, 2023 5:06 PM  
**To:** CarrieGeitner@elpasoco.com; stanvanderwerf@elpasoco.com;  
LonginosGonzalezJr@elpasoco.com; camibremer@elpasoco.com;  
HollyWilliams@elpasoco.com  
**Subject:** Please Help Colorado Pumpkin Patch!

Greetings, Board Members!

My family has attended/participated in the Colorado Pumpkin Patch for many years now. Their large property offers many attractions and games. Because of the size of the property, people have always had more than enough room to roam freely - unlike Territory Days! Going to the patch is like stepping back in time - I'm reminded of the good old days and the ambiance feels like kinship!

My son volunteered there for several years in a row. He loved it! He also learned the value of honest, hard work. In addition, he was given the opportunity to interact with visitors, learning what valuable customer service looks like, a rarity in our society today.

This Pumpkin Patch operates on a large number of volunteers and people willing to work for minimum wage, not because they have to, but because they see the value in what the Colorado Pumpkin Patch has to offer to our Colorado Springs Community and the surrounding towns.

**Limited access to the highway and limiting the number of cars allowed to attend would be unsustainable for the farm and would take away from the fellowship with our neighbors.**

Please step in and help this farm out! We, along with many others, would love to continue our family traditions and would love to see others make it their tradition to visit the farm each year, especially as the Springs continues to grow.

Thank you for your time!  
Sincerely,  
Nashonna Windsor

## Ruiz, Nina

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**From:** Scott and Kelly Sheehan <kellyandscott@hotmail.com>  
**Sent:** Friday, June 9, 2023 8:46 PM  
**To:** CarrieGeitner@elpasoco.com; stanvanderwerf@elpasoco.com;  
LonginosGonzalezJr@elpasoco.com; camibremer@elpasoco.com;  
HollyWilliams@elpasoco.com  
**Subject:** Colorado Kids Ranch - Letter of Support  
**Importance:** High

Good Evening -

I wanted to reach out in support of the Colorado Kids Ranch. This is a family-owned business and I really appreciate the owners giving my daughter a job last September and October. She learned so much in 2 months! She was almost 14 when she got hired on to earn money for her Washington DC/New York Trip for 8<sup>th</sup> Grade. We told her that she needed to make half of what the trip cost and she was able to do that only working weekends with this awesome company. She was taught work ethic, how to work with others, about the animals and much, much more. She really enjoyed watching all the families show up and enjoy the pumpkin patch. There is so much to do and family time is special. My daughter was really hoping to work the next 4 years for the Colorado Kids Ranch as they really like to help motivate and teach kids hard work leads to success.

If this company could just get the backing from El Paso county and gain access to Highway 105 so that the neighborhood would see less traffic that would help move everyone in the right direction. The neighborhood would be happy and all the people that enjoy their time at the pumpkin patch would be happy. Let's not hinder this small business and move to put them out of business. Stand up for the small business owners who are just trying to make a living and in-turn creating family memories that will last a lifetime. Some of my best memories with my kiddo are at the pumpkin patch! Some of the best photos I have are her with the animals, the pumpkins and hay bales.

I thank you for taking the time to read this and I am more that happy to show up in person in support for the Colorado Kids Ranch!

Kelly Sheehan  
719-210-2260

## Ruiz, Nina

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**From:** Michelle Heeks <sbmichelle5@gmail.com>  
**Sent:** Sunday, June 11, 2023 5:00 PM  
**To:** camibremer@elpasoco.com; stanvanderwerf@elpasoco.com;  
LonginosGonzalezJr@elpasoco.com; HollyWilliams@elpasoco.com;  
CarrieGeitner@elpasoco.com  
**Subject:** The Colorado Kids Ranch.

Hi. My name is Simon Heeks, I am 13 years old and I was an employee at the Colorado Pumpkin Patch last season. I adored the ranch, and everything about it. Working with Mr. Chapman was a great influence on me and how my work ethics changed, and how I view a job! I personally, did not get bothered by all the traffic, because I live 2 houses away from the event. The noise, and commotion didn't bother me, nor my parents and neighbors. The Pumpkin Patch was a wonderful and eye opening experience for me, and how I will deal with future jobs. I love the Pumpkin Patch and other children from my experience, love it too. While working there, I had heard no complaints, but saw signs of joy, hearing people saying that it was an amazing experience for their children, and themselves. I understand why certain people who live in the Canterbury Estates would be upset, but the event is only for 6 weeks, it's not an everyday commotion. When it is open, you mainly hear the kids laughing, and having a good time, although you may hear the occasional scream, but all joy! Overall the Pumpkin Patch is a wonderful event that should stay in business. Thank you.

My name is Michelle Heeks and as my son Simon stated, we live a few houses away from the Colorado Kids Ranch in Canterbury estates. Years before Simon was an employee, he was an attendee of the pumpkin patch. We have attended many times with other families and their children. My parents have joined us several times, as have out of town visitors. We have considered it a fall family tradition, and I know that many more families feel the same. We have lived in Monument for 22 years and have raised our 6 kids here. I have been a teacher in this community and an active and involved parent. This Kids Ranch is a huge blessing to this community as well as neighboring ones. It is not just for kids, but for families of all ages and stages. Our town needs activities like this. Yearly traditions and memories with our families is what parents are looking for.

Simon's experience as an employee this last fall was awesome. JD is a great mentor to the employees and is passionate about what he does.

We would love to see the Kids Ranch thrive for years to come. We would love to see the county support the great efforts the Chapmans have made to make this community event an experience. We as Canterbury residents fully support the Colorado Kids Ranch and want it to remain in our community. Simon is looking forward to working there again as well.

Jayson and Michelle Heeks  
17970 Saddlewood Road

## Ruiz, Nina

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**From:** Riley Chapman <silverappleseed@gmail.com>  
**Sent:** Saturday, June 10, 2023 3:14 PM  
**To:** HollyWilliams@elpasoco.com; camibremer@elpasoco.com;  
LonginosGonzalezJr@elpasoco.com; stanvanderwerf@elpasoco.com;  
CarrieGeitner@elpasoco.com  
**Subject:** Hwy 105 access for the Colorado Pumpkin Patch

Dear County,

My name is Riley, and I am sending this email with regard to the Colorado Pumpkin Patch. The Colorado Pumpkin Patch has been running for 15 years, providing happiness and enjoyment to customers and a beneficial work experience to those who are blessed to work with the CPP. Indeed, every year, people from around the state plan a trip to come play at the Pumpkin Patch. The CPP regularly receives visitors from Fort Collins, Denver, Colorado Springs, locally, and sometimes even internationally! The Pumpkin Patch provides more than just a play place, but a place for families to connect, bond, and enjoy time together, outdoors. I ask for your patience to read these brief reasons why I am asking for the Pumpkin Patch to be allowed to remain in operation by obtaining Hwy 105 access and/or an unrestricted customer limit.

- 1: the CPP hires and trains many people, giving the opportunity for employment. In particular, the CPP hires teenagers who have not worked a job before, and provides a safe place to learn essential skills for long term employment in the future such as, respect, interpersonal communication, ethics, perseverance, kindness, and motivation. Regardless of age, race, or religion, the CPP has offered this to many.
- 2: the CPP not only offers benefits to others, but it is the primary income for a whole family. Rather than traditional work, the Chapman family takes pleasure in offering others the most enjoyable experience possible. To limit or restrict the CPP would take their primary means of support and income and also take away that for others.
- 3: the CPP offers one of the best local outside agritainment options in El Paso county. There are other pumpkin patches but none that offer the same expansive and enjoyable experience. While at the CPP, customers can enjoy a large plethora of activities to enjoy and use to bond with their family and friends. Families return year after year just to come, schools will reserve their field trips, and kids can enjoy just running around and playing, instead of being cooped up inside. Additionally, kids with special needs enter for free, and their whole family, providing a safe and fun spot to play.

While there are concerns, such as traffic and noise, from neighbors, the CPP offers the same opportunity to those neighbors to come and bond with their own family, for free! Free of charge, they can come and spend quality family time!

Due to these complaints, some wish to restrict the CPP to where it could no longer function and could no longer provide the joy and opportunity to others, with this experience. But to do so would rob a family of their income, teenagers of experience and opportunity, families of bonding and joy, and more.

The Colorado Pumpkin Patch borders Colorado Hwy 105, which could easily be used to provide access to the Colorado Pumpkin Patch without any disturbance to the neighborhood. Even if access does not get granted, I ask that no limitation be placed on Colorado Pumpkin Patch in regards to people, for the reasons mentioned above. The Colorado Pumpkin Patch has moved through half a dozen locations to find one that will allow them to offer a family friendly experience for all who wish to come. I trust that the wisdom of this county board will understand the benefits offered to those who choose to come and enjoy. I hope that this will be the location that finally welcomes the Colorado Pumpkin Patch and allows it to continue its outreach to the locals and special needs community, as well as provide quality agri-tainment for all who come.

Thank you for your time to read through this written petition.

Sincerely,  
Riley Chapman.

On Fri, Jun 9, 2023, 4:14 PM Colorado Kids Ranch <[Hello@coloradokidsranch.com](mailto:Hello@coloradokidsranch.com)> wrote:

Hi Friends. We really need some help here from our friends. I realize I left some helpful info out of the last post.

**Here's the question.** Do you have a knowledge of our pumpkin patch and if so are you willing to send an email (or visit a board meeting) in our support? **If so please Here are the contact emails and info.**

Listed here are the Board members to reach out to and please BCC us for tracking at [Hello@Coloradokidsranch.com](mailto:Hello@Coloradokidsranch.com) and [nina.ruiz@vertexcoc.com](mailto:nina.ruiz@vertexcoc.com) then in the To field address these board members for their help. Please be polite as we are petitioning them for their help.

[CarrieGeitner@elpasoco.com](mailto:CarrieGeitner@elpasoco.com)

[stanvanderwerf@elpasoco.com](mailto:stanvanderwerf@elpasoco.com)  
[LonginosGonzalezJr@elpasoco.com](mailto:LonginosGonzalezJr@elpasoco.com)  
[camibremer@elpasoco.com](mailto:camibremer@elpasoco.com)  
and [HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)

**Reach out about what issue?**

The county is very concerned about traffic. We need access to Hwy 105 to remove the risk to the neighborhood and we are also asking that they do not limit us to so low a number of cars as to make running the business unsustainable.

Please also discuss:

Why you love the Colorado Pumpkin Patch and the activities and the experience we have here

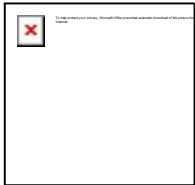
What you have learned by going/working/volunteering at the Patch or

If this has become a family tradition and /or

How the family/community has benefitted from the pumpkin patch or the Johnny Pumpkinseed Program for kids and families

**Thank you very much and I would consider it a great favor!!**

JD Chapman



**Colorado Kids Ranch**  
**719-799-6708**  
**18065 Saddlewood Rd**  
**Monument CO 80132**  
[www.ColoradoKidsRanch.com](http://www.ColoradoKidsRanch.com)

## Ruiz, Nina

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**From:** Brad Kimberlee Bush <bushbk@live.com>  
**Sent:** Monday, June 12, 2023 1:42 PM  
**To:** carriegeitner@elpasoco.com; stanvanderwerf@elpasoco.com;  
longinosgonzalesjr@elpasoco.com; camibremer@elpasoco.com;  
hollywilliams@elpasoco.com  
**Subject:** support of Colorado Kids Ranch and Colorado Pumpkin Patch and their events

Hello –

Our family has truly enjoyed and benefited from the many activities of the Colorado Kids Ranch. Some of the benefits we have had are:

1. A great outdoor venue in North El Paso County
2. Variety of festivals throughout the year
3. A place where people of ALL ages can come together and in a way that is DURING THE DAY and NOT involving technology.
4. My family has had family members come and enjoy the events from ages 8 – 80 years old! How many places still do that?
5. FARM CAMP has been around for a handful of years and my son LOVES it every year! While a few other Farm Camps have popped up in Black Forest, I do believe the success of them being one of the first Farm Camps in Norther El Paso County paved the way.
6. Our son had his birthday party at one of the Watermelon Festivals and all the kids had a blast!
7. 3 of our children worked at the festivals and gained valuable first job experiences and a great variety in experiences working many different tasks.
8. We helped start the first Cut Your Own Tulip Festival in Colorado history according to the Denver Botanical Gardens at the Colorado Kids Ranch location in 2021 – and you can check out more at the FB page of Colorado Tulips LLC.

We are a family who has lived in El Paso County since 2000. We came here to live, work, raise our family, own businesses and support the community. Colorado Pumpkin Patch has been a part of many of our fun outdoor memories in the community for many of these years.

Sincerely,

Kimberlee Bush for the Bush family

Dr. Brad Bush  
Kimberlee Bush  
And our 4 children

**Ruiz, Nina**

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**From:** Laurie Beasley <familybeasley@yahoo.com>  
**Sent:** Monday, June 12, 2023 3:00 PM  
**To:** CarrieGeitner@elpasoco.com; stanvanderwerf@elpasoco.com;  
LonginosGonzalezJr@elpasoco.com; camibremer@elpasoco.com;  
HollyWilliams@elpasoco.com  
**Subject:** The Pumpkin Patch

I am writing this email on behalf of The Pumpkin Patch. Our family has been involved with the Pumpkin Patch in several capacities. When we moved here three years ago, we read about a Farm Camp. My kids love animals, and this was a safe camp given the circumstances of Covid. My kids had such a great time and through their time there we became friendly with JD and his family. We quickly realized what amazing people they are and their love for our community went without saying. They operate every aspect of their farm for the community- to bring people together and create memories. There is not a mean or malicious bone in their bodies, which is rare to find these days.

Not only did my kids participate in farm camp, but JD offered my teenager a job, his first job. JD treated him with respect and taught him incredible skills for on and off the farm. Part of his job was working The Pumpkin Patch, so my husband and I took our other kids there. What a great time we had! There is so much to do and the feeling of being outside was awesome! Everyone there had a smile on their faces and kids are enjoying something other than electronics.

I understand there is a concern about the traffic. The Pumpkin Patch is not an everyday event. This is a seasonal occurrence. There are so many people not just in our community, but in others, that look forward to The Pumpkin Patch and taking it away because of some, creates nothing for so many.

Thank you for listening.

Sincerely,  
The Beasley Family

*Laurie Beasley*

*"Be somebody who makes everybody feel like a somebody."*

## Ruiz, Nina

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**From:** Jill Hatley <financialstlgd@gmail.com>  
**Sent:** Monday, June 12, 2023 9:53 PM  
**Cc:** camibremer@elpasoco.com; carriegotner@elpasoco.com; hollywilliams@elpasoco.com; longinosgonzalezjr@elpasoco.com; stanuanderwerf@elpasoco.com  
**Subject:** Colorado Pumpkin Patch

Hello,

I have worked for the CPP and seen all the families that come to visit. Families stay hours to play, eat, have fun and pick pumpkins.  
the Chapman family really loves to take care of people and see them have fun together.  
It's a good safe place to be working for me and other people.  
Please help them.

Sincerely,  
Aiden Hatley



## Ruiz, Nina

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**From:** LC Hatley <lilyanachatley@gmail.com>  
**Sent:** Monday, June 12, 2023 9:47 PM  
**To:** Carriegeitner@elpasoco.com; hollywilliams@elpasoco.com;  
longinosgonzalezjr@elpasoco.com; stanuanderwerf@elpasoco.com  
**Subject:** Colorado Pumpkin Patch

Good evening everyone,

The Chapman Family has brought so many blessings into my life. I worked at the Colorado Pumpkin Patch for my first job and it was life changing. I worked on face painting for the majority of the Patch season and it brought so much joy to me. Every time I would show the kids the finished face paint in the mirror, joy would light up their faces. The Patch is so much fun for so many people. Working for the Chapmans was such a blessing because I saw true joy and happiness in action. The Patch is a great stress reliever and source of fun for parents and children alike. The Chapmans work hard and succeed to bring joy into their neighborhood and community.

Thank you  
Lily Hatley

## Ruiz, Nina

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**From:** Carlin Hatley <carlin.hatley@gmail.com>  
**Sent:** Monday, June 12, 2023 9:46 PM  
**Cc:** camibremer@elpasoco.com; carriegotner@elpasoco.com; hollywilliams@elpasoco.com; longinosgonzalezjr@elpasoco.com; stanuanderwerf@elpasoco.com  
**Subject:** Re: Colorado Pumpkin Patch

Good morning,

I personally have been blessed for many years by the Chapman's and the Colorado Pumpkin Patch! It has become one of my favorite annual summer jobs every year! I love the variety of options it provides such as; face painting, games and picking our favorite pumpkins. The CO pumpkin patch visit is the heart of our fall season.

Please help their family's small business by granting them access off of 105 for their short fall season would be awesome for their business as well as the neighborhood. All that are trying to do is bring joy to the community and families around them. This would help take a little stress off of them and let them focus on bring true joy and fun to others.

Carlin Hatley

## Ruiz, Nina

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**From:** VL Hatley <vanorahatley@gmail.com>  
**Sent:** Monday, June 12, 2023 9:11 PM  
**To:** Kids3 Hatley  
**Cc:** camibremer@elpasoco.com; carriegitner@elpasoco.com; hollywilliams@elpasoco.com; longinosgonzalezjr@elpasoco.com; stanuanderwerf@elpasoco.com  
**Subject:** Colorado Pumpkin Patch

Hi everyone,

My family has been blessed for years by the Colorado Pumpkin Patch!  
We go every year! face painting, games and picking our favorite pumpkins is so fun!!  
The CO pumpkin patch is the best.

I love them.  
Vanora Hatley

**Ruiz, Nina**

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**From:** Kids3 Hatley <hatleyhomeschool6@gmail.com>  
**Sent:** Monday, June 12, 2023 8:55 PM  
**To:** camibremer@elpasoco.com; carriegotner@elpasoco.com; hollywilliams@elpasoco.com; longinosgonzalezjr@elpasoco.com; stanuanderwerf@elpasoco.com  
**Subject:** Colorado Pumpkin Patch

Good evening everyone,

Our family has been blessed for years by the Chapman family and the Colorado Pumpkin Patch! This has become one of our family's favorite annual traditions every year! We love the activities, face painting, games and picking our favorite pumpkins. The CO pumpkin patch visit is the heart of our fall season.

Please consider helping their family's small business by granting them access off of 105 for their short annual fall season would be great for their business as well as the neighborhood. All that are trying to do is bring joy to the community and families around them. This would help take a little stress off of them and let them focus on bring true joy and fun to others.

Sincerely,  
Jill Hatley

## Ruiz, Nina

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**From:** Jim Hatley <trilakesdoors@gmail.com>  
**Sent:** Tuesday, June 13, 2023 9:53 AM  
**Cc:** camibremer@elpasoco.com; carriegotner@elpasoco.com; hollywilliams@elpasoco.com; longinosgonzalezjr@elpasoco.com; stanuanderwerf@elpasoco.com  
**Subject:** Re: Colorado Pumpkin Patch

Good morning,

Our kids have volunteered and worked for the Chapman family and Colorado Pumpkin Patch.

It's a safe and healthy work environment for them.

It allows our kids to learn responsibility, serve their community and gain self-confidence. It's a great stepping stone for teen's transitioning into the real working world.

Many families have been blessed for years by the Chapman family and the Colorado Pumpkin Patch!

For many families, schools and community groups it has become one of their annual traditions every year! We love the wholesome activities, safe family friendly environment and picking our favorite pumpkins.

Please consider granting the Chapman family and their small business access off of 105 directly onto their property. This will help with better traffic flow and reduce neighborhood traffic. They are just trying to serve the community in a positive way. Can we help them make this happen?

Sincerely,  
Jim Hatley

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Our industry is experiencing significant production delays and unpredictability due to COVID. Once orders are placed, we have limited visibility into the supply chain status until the products arrive in Denver.

Also, due to extreme fluctuations in demand, prices are changing almost daily. As such, our quotes are good for 24 hours and may need to be adjusted if the order extends beyond that time frame.

The situation is beyond our control and extends far beyond our local, veteran-owned business.

We appreciate your patronage and understanding during this time. Jim Hatley.

## Ruiz, Nina

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**From:** Dale & Debi Holland <7hollands@gmail.com>  
**Sent:** Tuesday, June 13, 2023 3:37 PM  
**To:** LonginosGonzalezJr@elpasoco.com; CarrieGeitner@elpasoco.com;  
camibremer@elpasoco.com; Hollywilliams@elpasoco.com;  
stanvanderwerf@elpasoco.com  
**Subject:** Colorado Pumpkin Patch Hwy 105 access

Dear Longinos Gonzalez, Carrie Geitner, Stan Vanderwerf, Cami Bremer, and Holly Williams,

I am writing in regards to the Colorado Pumpkin Patch and its value to our community. Three of my children have worked at the Pumpkin Patch where they have been responsible for numerous activities. I am greatly appreciative of the Chapman's and the work they do to serve our community. As an employer the Chapman's are willing to hire kids younger than 16, at an age when kids are motivated to work and excited about seeing their bank accounts grow. Second, the Chapmans are a good family, safe, and encouraging. This means I can feel comfortable leaving my kids with them. They teach the kids in a positive way providing an encouraging work environment and in a manner that promotes growth and learning. Leading me to my next point, Mr Chapman is not afraid to teach kids new skills. He invests in these kids, stretching them and encouraging them to take on new challenges and learn new responsibilities.

As a place to enjoy tulips, watermelons or pumpkins, the Colorado Pumpkin Patch is a wonderful family friendly event location to enjoy old fashioned fun that our family has benefited from. It is great to be outside in Colorado and this is a great place for large groups to have fun together with their families. I know our Taekwondo group has attended the Pumpkin Patch together, had fun, enjoyed our time together, but also had enough space for all of us to move around and participate in the activities available. Our kids school has also gathered at the Colorado Pumpkin Patch for some fun time together without the school books to get in the way. A GREAT way for teens to interact without electronics with real face to face fun, building real relationships.

The Colorado Pumpkin Patch is a small family business that adds value to our community as an employer, and event provider, and a place for good old fashioned fun without electronics for our families, school groups, and businesses. They are a small business and need to have the ability to serve large groups during their limited season in order to survive. Please find a way to allow this business to continue in our community with access to HWY 105 and no restrictions on the number of patrons allowed access.

Thank you,

Debi Holland

**Ruiz, Nina**

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**From:** Holloway Family <holloway122411@gmail.com>  
**Sent:** Saturday, June 17, 2023 5:01 PM  
**To:** CarrieGeitner@elpasoco.com; Stanvanderwerf@elpasoco.com;  
LonginosGonzalezJr@elpasoco.com; CamiBremer@elpasoco.com;  
HollyWilliams@elpasoco.com  
**Subject:** Colorado Kids Pumpkin Patch

To Whom It May Concern:

The Colorado Kids Pumpkin patch is such an amazing place to visit and work at. My family has been going there for a few years, but recently we found out that i could work there. Although i started working there just a little while ago, i felt so welcomed by the work team and Chappmens. They have such a beautiful kind family and I'm so greatfull I get to work with them. I had so much fun learning new skills and meeting new people. It's an amazing working environment and i couldn't have thought of a better place for my first job. The Chappmens put so much effort and love into their farm and it truly shows. I was able to see how much this place means not only to me but other family's as well. They always have fun and enjoyable attractions! My personal favorite would be the slides, they are so fun and it's even more fun to see peoples reactions to it! They have so many different animals to see or feed that are well taken care of, and very friendly. There is always something new and fun to do there. I love working here, and visiting the patch with friends and family. I hope this place gets to have many more amazing fun years.

Thank you,  
London

**Ruiz, Nina**

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**From:** Holloway Family <holloway122411@gmail.com>  
**Sent:** Saturday, June 17, 2023 5:32 PM  
**To:** CarrieGeitner@elpasoco.com; stanvanderwerf@elpasoco.com;  
LonginosGonzalezJr@elpasoco.com; camibremer@elpasoco.com;  
HollyWilliams@elpasoco.com  
**Subject:** Colorado Kids Pumpkin Patch

To Whom It May Concern:

I currently live in the Tri-Lakes community, am a homeschooling parent, and also the parent of a child who has worked for The Colorado Kids Pumpkin Patch.

When we first moved to the area many years ago, we searched for events within our area that would support local businesses and give back to the community. As we know that small business is truly everything and must be supported! We reached out to others within the community and it was a resounding vote for The Colorado Kids Pumpkin Patch. Once visiting, our children quickly fell in love with the many events and activities, and it has become a family tradition. We look forward to this every year and honestly would be heartbroken to find out that it has stopped.

Our homeschooling co-op group frequently visits the events and activities that The Colorado Kids Pumpkin Patch offers. This is something that our entire co-op looks forward to every year. A way for families to further connect with one another, friendships to be better established outside the co-op building and a way to also help one another during activities. It's been a great way for kids to learn important social and problem solving skills. It's something on the calendar yearly for our homeschool co-op to stay within the community.

My daughter was able to begin working with The Colorado Kids Pumpkin Patch during a tough transition in her life with separated parents. The opportunity this organization gives to youth within the community is something that simply cannot be replaced. Frankly, one that many other organizations and businesses do not offer to youth. Had my daughter not had this opportunity, her depression would have grown tremendously. Having responsibility enabled her to learn new ways to love herself and ultimately grow her self confidence in ways she simply could not do from home or in school.

She literally THRIVED and we saw leaps and bounds in behavior changes and the new love she had for herself. For the first time in her early teens, she believed in herself. She



was proud of the work she was doing, she was enjoying the new relationships she was making, and she loved the social skills she obtained working with people of all ages. She learned how to problem solve, the joys and pains of physical labor, and even more importantly, true integrity. Learning all of this early in her teens will be something she can carry throughout her life and aid to her success wherever she goes. In some ways, having this opportunity saved her life. It kept her off devices and social media that were slowly consuming her every day life. I know there are many other parents within the community who feel the same way.

I know there are concerns regarding traffic within the community. As a resident, myself, my drive to participate in the activities or drop my child off to work never came with the experience of traffic or heavy crowds. Actually, this is one of the many reasons our family has made this a tradition over other locations. Easy travel days, quick and easy flow into the parking lot and out. There has never been medium or heavy traffic waiting to get onto 105 from Canterbury Drive. I was never late to drop off or pick up my kiddo for her work shifts either - LOL!

Thank you for your time,  
Lindsey Holloway

Sent from my iPad

**Ruiz, Nina**

---

**From:** lorenpipkin@gmail.com  
**Sent:** Friday, June 16, 2023 7:47 AM  
**To:** CarrieGeitner@elpasoco.com; stanvanderwerf@elpasoco.com;  
LonginosGonzalezJr@elpasoco.com; camibremer@elpasoco.com;  
HollyWilliams@elpasoco.com  
**Subject:** Highway 105 Access Colorado Pumpkin Patch

To whom it may concern,

I am writing to support Colorado Pumpkin Patch in their efforts to gain access directly from Highway 105. My daughter worked for the Colorado Pumpkin Patch from the age of 11 through 15. Pumpkin Patch is a fun enjoyable experience from families that visit from all around the region to get out and have a fun day enjoying a farm experience. It generates jobs and entertainment. However, most importantly this organization creates an important training ground for young people who have never had a job. This experience taught my daughter how to work hard, show up on time, work with a team, manage animals and interface with people in a customer service situation. Many of our young teens need a training ground to gain their first job skills and the operators of the Pumpkin Patch do an excellent job of taking inexperienced workers and giving them some basic job training skills. Our economy needs small businesses like this one who build the skills of the people they hire. I have never seen another company that so tirelessly invests in the growth of their employees. I hope you will support their access appeal for traffic on to 105 so that they can continue to build the community around them.

Loren Pipkin  
2505 County Line Road  
Monument, CO 80132

**Ruiz, Nina**

---

**From:** CK Gausepohl <ckgause@gmail.com>  
**Sent:** Monday, June 19, 2023 8:48 AM  
**To:** CarrieGeitner@elpasoco.com; stanvanderwerf@elpasoco.com;  
LonginosGonzalezJr@elpasoco.com; camibremer@elpasoco.com;  
HollyWilliams@elpasoco.com  
**Subject:** Colorado Pumkin Patch

El Paso County Board Members

It has come to my attention that there will be a discussion concerning the Colorado Kids Ranch Pumpkin Patch on Tuesday. While I would love to be there to support this organization, I cannot attend, so please receive this email in place of my presence.

This organization's prioritization and support for families with special needs has been and continues to be a real blessing to the entirety of Colorado Springs. Offering free admission to these families and ensuring that there are activities that are friendly for all children make this a friendly and safe place for all children and families.

My family has attended the Pumpkin Patch for the past 3 years. The experience is second to none here in Colorado Springs and serves as a landmark for the greater Colorado Springs area. The operation of the patch is superior to all such operations I have visited all over the United States. The personnel are friendly, and there are adequate staff for monitoring activities and ensuring safe parking. The traffic flow is efficient and smooth, avoiding any back-ups (I have never experienced a single one). **In a few words, this operation is dialed in!**

It is sad that a small number of people are targeting this business while larger projects, such as the new Amphitheater that will affect traffic throughout the year, continue to be pushed through. While I know that traffic is the main concern, I have seen time and time again this organization handle the influx of visitors perfectly and without impact to the surrounding area.

I place my full support behind this **veteran-owned** business that has the good of the community, the building of families, and good wholesome fun as its central tenants.

If you have any questions or would like to further discuss this matter, please reach out to me at [ckgause@gmail.com](mailto:ckgause@gmail.com) or 760-310-7576.

Respectfully  
Lt Col Chris Gausepohl, Katherine Gausepohl and Family

**Ruiz, Nina**

---

**From:** CK Gausepohl <ckgause@gmail.com>  
**Sent:** Monday, June 19, 2023 8:48 AM  
**To:** CarrieGeitner@elpasoco.com; stanvanderwerf@elpasoco.com;  
LonginosGonzalezJr@elpasoco.com; camibremer@elpasoco.com;  
HollyWilliams@elpasoco.com  
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If you have any questions or would like to further discuss this matter, please reach out to me at [ckgause@gmail.com](mailto:ckgause@gmail.com) or 760-310-7576.

Respectfully  
Lt Col Chris Gausepohl, Katherine Gausepohl and Family

## Ruiz, Nina

---

**From:** Crystalyn Johnson <crystalynl@gmail.com>  
**Sent:** Tuesday, June 27, 2023 4:19 PM  
**To:** CarrieGeitner@elpasoco.com; stanvanderwerf@elpasoco.com;  
LonginosGonzalezJr@elpasoco.com; camibremer@elpasoco.com;  
HollyWilliams@elpasoco.com  
**Cc:** Brady Johnson; Randy and Marcia Johnson  
**Subject:** Pumpkin Patch

Hello, Fellow Board Members.

We need your help! I believe there is an issue with the amount of traffic during the pumpkin patch season as that should be expected. If JD and Bengetta are limited to the number of cars it will make running their business not sustainable as well as cause frustration with families that can't attend due to the limitation of cars each day. I am asking y'all to allow access to the pumpkin patch for this short time of the year.

The pumpkin patch is the best pumpkin patch our family has ever attended. I am a fan of pumpkin patches and all things fall, so I've been to them all! The Colorado Pumpkin Patch exceeds all the other ones. When we moved up here 5 years ago, we were so excited to be able to attend several times throughout the season because of its location. It gives our family a day to spend together, connect with friends and family, and make memories.

Also, the Chapman's are very dear to us. JD and Bengetta have poured their time and energy into two of our children. Our oldest daughter, Olivia, is a previous foster child whom we adopted a few years ago. Bengetta has had the privilege of teaching her in AWANA at The Ascent Church. JD and Bengetta have also had Olivia in their Farm Camp. She is now volunteering on their farm a few times a week. Olivia has strived because of the connections she has made with the Chapman family in all of these activities. The Chapmans enjoy pouring their time and energy into kids that come from difficult backgrounds. Olivia has improved in who she is as a young woman, gained some responsibility, and her social skills have improved because of the Farm Camp, volunteering at the pumpkin patch, the volunteer program they offer throughout the year, and the church activities. She can't wait until she's a little bit older to have her first job at the pumpkin patch.

They also have helped our other child, Christian, who has special needs. Each year, they offer a season pass, and we buy it because we enjoy attending the pumpkin patch throughout the season. We have little ones, so we can't stay all day; therefore, we come back several times. Christian needs to do an activity over and over for him to learn and understand concepts. This past year was his first year he tried riding a pony at the pumpkin patch! That is huge for Christian! Christian is usually terrified of all animals. It's taken several years of attending the pumpkin patch for him to get used to animals and understand the relationship between humans and animals. Christian not only struggles to understand and retain information, but he struggles with fine and gross motor skills; therefore, all the activities at the pumpkin patch challenge him to overcome his fine and gross motor setbacks. He is the most joyful, thankful, appreciated, and happiest kid you will ever meet. All year long, he talks about the pumpkin patch. It will be January, and he will ask to go to the pumpkin patch. He looks forward to the pumpkin patch every year.

I'm asking you to do whatever you all can to keep the pumpkin patch going as it's a safe place for our children, it's part of our Monument community, it brings so much joy to my family and me, and it's our family tradition.

If you have any questions, please do not hesitate to reach out to me.

**Crystalyn Johnson**  
**972-978-7078 (call/text)**

**"Therefore, since we are surrounded by such a great cloud of witnesses, let us throw off everything that hinders and the sin that so easily entangles. And let us run with perseverance the race marked out for us," (Hebrews 12:1).**

## Ruiz, Nina

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**From:** Colorado Kids Ranch <Hello@coloradokidsranch.com>  
**Sent:** Tuesday, June 27, 2023 9:59 PM  
**To:** Ruiz, Nina  
**Subject:** Fwd: Colorado Pumpkin Patch

Asking This friend if he sent it to the commissioners as well. He may have just sent it to us.

JD



**Colorado Kids Ranch**  
**719-799-6708**  
**18065 Saddlewood Rd**  
**Monument CO 80132**  
[www.ColoradoKidsRanch.com](http://www.ColoradoKidsRanch.com)

----- Forwarded message -----

**From:** COS Aries <[cosaries16@gmail.com](mailto:cosaries16@gmail.com)>  
**Date:** Tue, Jun 27, 2023 at 7:19 PM  
**Subject:** Colorado Pumpkin Patch  
**To:** <[Hello@coloradokidsranch.com](mailto:Hello@coloradokidsranch.com)>

Dear Sir, Madam my name is David

I have worked with the Monument Colorado Pumpkin Patch for several years. I have helped build many of the event attractions such as the tube slide and have been the operator of the tractor Cow Train ride. I have to say in all of Colorado this is the BEST Pumpkin Patch in the state of Colorado. This place brings families of all backgrounds and age groups together, bonding and making the experience a lifetime memory. This place is a family heart warm welcoming place with the attempt to give those who visit new experiences each year. I have the experience of children pointing me out to their parents and coming up to me asking, "Aren't you the driver of the Cow Train Ride at the Pumpkin Patch in Monument?" Then they take a minute to tell me their story of their memorable experience. I can not explain how heart warming it's to be part of a place and company that brings happiness and long memories to people, families, as well as people that just come out to visit the pumpkin patch from France, Germany, Switzerland, Poland, as well as other people from other states.

Traffic concerns on Hwy 105 from the county will only hinder the business of the Pumpkin Patch, the fact that it will limit people, families, experiences of this Great place that brings in money for our Colorado economy. Ask yourself Why would the county limit that when it does not benefit them at all to limit access to Hwy 105 into the Pumpkin Patch. All it does is make it more difficult to enjoy events that are becoming more and more with restrictions, not to mention it will hurt the county's pocket book as well. So I ask you to reconsider your thoughts about this.

## Ruiz, Nina

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**From:** Kirra Sabater <kirra.sabater@gmail.com>  
**Sent:** Wednesday, June 28, 2023 12:17 PM  
**To:** CarrieGeitner@elpasoco.com; stanvanderwerf@elpasoco.com;  
LonginosGonzalezJr@elpasoco.com; camibremer@elpasoco.com;  
HollyWilliams@elpasoco.com  
**Subject:** Colorado Pumpkin Patch

Hello board members of El Paso County! I am reaching out to you today to share my concern about possible limitations being placed on our beloved pumpkin patch. This place is definitely a community favorite and we would be saddened if it suffered any undesirable changes or restrictions that would affect their business. I am a part of a homeschool community in Monument with hundreds of families who enjoy visiting the pumpkin patch every year. Many of our middle school and high school students also volunteer and gain work experience there year after year. Please consider supporting them with their need of having access to Hwy 105 and also NOT limiting the number of people allowed to visit/park there. Thank you and I appreciate you taking your time to consider this!

Blessings,  
Kirra Sabater  
Classical Conversations  
Challenge I Director



## Ruiz, Nina

---

**From:** Jennifer Trutna <jenschrock@gmail.com>  
**Sent:** Friday, June 30, 2023 2:13 PM  
**To:** CarrieGeitner@elpasoco.com; stanvanderwerf@elpasoco.com;  
LonginosGonzalezJr@elpasoco.com; camibremer@elpasoco.com;  
HollyWilliams@elpasoco.com  
**Subject:** Save the Pumpkin Patch and Colorado Kids Ranch

To whom it may concern,

Thank you for taking the time to read and consider the fellow communities needs and desires.

I both live in the community and am a friend of the Chapmans.

My family has become friends with the Chapmans as a result of the Colorado Pumpkin patch. The patch is a wonderful safe, fun environment that many families enjoy. Starting with the welcoming smiles of the staff members and the heart felt love for the farm from the Chapman family as they work the patch. The hay rides are especially a sweet tradition watching patient men help family's on and off and bring us back to good old fun! The pumpkin patch does just that, helps families to connect and remember how simple life can be. A simple funny sack slide, sand box of corn for friends to burry each other in, face painting are some of them. It would t be the same without the animals though.

All of this would. It be possible to our community if the pumpkin patch can no longer exist. I do NOT feel that the patch is in any way a distraction to the neighbors. The roads are never torn apart from the traffic. The short distance in doesn't seem to allow people to speed either. I cannot imagine that if an entrance off of Hwy 105 would make any difference.

It is a joy to see the kids working at the patch and I love the life lessons of hard work that's modeled there. I have had hopes to soon have my children work at the Patch and learn along such well rounded children.

My family goes to the patch every year and sometimes several times a year. We also go with our homeschool group and it's such a treat to have field trips there. The farm camps are amazing where my kids learn to work with the animals, including the hard work of scooping muck 😊

Thank you for considering my thoughts and the thoughts of others who are reaching out.

Jennifer Trutna

## Ruiz, Nina

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**From:** Colorado Kids Ranch <Hello@coloradokidsranch.com>  
**Sent:** Friday, June 30, 2023 2:41 PM  
**To:** Ruiz, Nina  
**Subject:** Fwd: Colorado Pumpkin Patch

Ok he confirmed he only sent it to me.

THx

JD



**Colorado Kids Ranch**  
**719-799-6708**  
**18065 Saddlewood Rd**  
**Monument CO 80132**  
[www.ColoradoKidsRanch.com](http://www.ColoradoKidsRanch.com)

----- Forwarded message -----

**From:** Colorado Kids Ranch <[Hello@coloradokidsranch.com](mailto:Hello@coloradokidsranch.com)>  
**Date:** Tue, Jun 27, 2023 at 9:58 PM  
**Subject:** Fwd: Colorado Pumpkin Patch  
**To:** Ruiz, Nina <[nina.ruiz@vertexc.com](mailto:nina.ruiz@vertexc.com)>

Asking This friend if he sent it to the commissioners as well. He may have just sent it to us.

JD



**Colorado Kids Ranch**  
**719-799-6708**  
**18065 Saddlewood Rd**  
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[www.ColoradoKidsRanch.com](http://www.ColoradoKidsRanch.com)

----- Forwarded message -----

**From:** COS Aries <[cosaries16@gmail.com](mailto:cosaries16@gmail.com)>  
**Date:** Tue, Jun 27, 2023 at 7:19 PM  
**Subject:** Colorado Pumpkin Patch  
**To:** <[Hello@coloradokidsranch.com](mailto:Hello@coloradokidsranch.com)>

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Traffic concerns on Hwy 105 from the county will only hinder the business of the Pumpkin Patch, the fact that it will limit people, families, experiences of this Great place that brings in money for our Colorado economy. Ask yourself Why would the county limit that when it does not benefit them at all to limit access to Hwy 105 into the Pumpkin Patch. All it does is make it more difficult to enjoy events that are becoming more and more with restrictions, not to mention it will hurt the county's pocket book as well. So I ask you to reconsider your thoughts about this.

## Ruiz, Nina

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**From:** Marianella Medelius <mmedelius@wilhitelawfirm.com>  
**Sent:** Monday, July 3, 2023 1:29 PM  
**To:** CarrieGeitner@elpasoco.com; Colorado Kids Ranch; Ruiz, Nina  
**Cc:** StanVanderwerf@elpasoco.com; LonginosGonzalezJr@elpasoco.com; CamiBremer@elpasoco.com; HollyWilliams@elpasoco.com  
**Subject:** CO Pumpkin Patch  
**Attachments:** niccolo3.jpeg

Dear Board of Commissioners:

Thank you for your service to the residents of El Paso County.

As a resident of Monument, I wanted to express my thoughts regarding the proposed parking limitations that may be imposed on the Colorado Kids Ranch and the negative impact that these proposals may have on the ranch's ability to continue its operations.

I hope that you may consider some of the many benefits that the ranch brings to my life each year:

- **Farm Camps:** as a single working mom, being able to enroll my children in camp at the Colorado Kids Ranch has been of immense help. Unfortunately, Monument does not have many options for childcare during the summer, much less educational options as the ones offered by the Colorado Kids Ranch. My children have participated in the survival camp, which offered them the opportunity to learn survival skills while having fun. They built structures, learned about navigation, learned fire-making techniques, basic first aid, and they even ate bugs on the last day of camp. Not being able to enroll my children in future summer camps at the ranch would be devastating for my children and certainly impose a struggle on my ability to work during the summer.
- **A family tradition:** every year, my children and I attend the Tulip Festival and the Pumpkin Patch with our friends and family. We look forward to these events each year and enjoy every minute of them. Among the many activities we enjoy as a family are the hayrides, the slides, human foosball (my son's favorite), laser tag and the pony rides. Like our family, most of my local friends have also made this into a family tradition. My mom and stepdad have also travelled from North Carolina to attend the Pumpkin Patch, creating beautiful memories with my children.
- **Giving back to our community:** As a member of the Tri-Lakes Rotary Club, community service is part of my life. I will always support organizations that share this passion. The Chapman Family gives back to our community through the Johnny Pumpkinseed nonprofit, waiving admission for special needs kids and foster children. The Chapman family's desire to give back to our community is not a secret in Monument and they are well-known for their philanthropic pursuits to help our community.

While I understand that balancing the many needs of our growing community is a very difficult task, I urge you to consider the many benefits that the Colorado Kids Ranch brings to our community. I pray that some sort of compromise will be reached for this amazing business to continue its operations. If you have any questions, do not hesitate to contact me.

Sincerely,

**Marianella Medelius**  
*Attorney*

**The Wilhite Law Firm**

1600 N. Ogden Street, Denver, CO 80218

303.839.1650 Ext. 1013 | Fax 303.832.7102

[mmedelius@wilhitelawfirm.com](mailto:mmedelius@wilhitelawfirm.com) | [www.wilhitelawfirm.com](http://www.wilhitelawfirm.com)



**Marianella Medelius**

*Attorney*

**The Wilhite Law Firm**

1600 N. Ogden Street, Denver, CO 80218

303.839.1650 Ext. 1013 | Fax 303.832.7102

[mmedelius@wilhitelawfirm.com](mailto:mmedelius@wilhitelawfirm.com) | [www.wilhitelawfirm.com](http://www.wilhitelawfirm.com)



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## Ruiz, Nina

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**From:** Colorado Kids Ranch <Hello@coloradokidsranch.com>  
**Sent:** Friday, July 7, 2023 12:57 PM  
**To:** Ruiz, Nina  
**Subject:** Fwd: Colorado Pumpkin Patch

To each commissioner separately.

FYI thx!

JD



**Colorado Kids Ranch**  
**719-799-6708**  
**18065 Saddlewood Rd**  
**Monument CO 80132**  
[www.ColoradoKidsRanch.com](http://www.ColoradoKidsRanch.com)

----- Forwarded message -----

**From:** Patrick Denham <[psdenham@icloud.com](mailto:psdenham@icloud.com)>  
**Date:** Thu, Jul 6, 2023 at 8:01 PM  
**Subject:** Colorado Pumpkin Patch  
**To:** <[CarrieGeitner@elpasoco.com](mailto:CarrieGeitner@elpasoco.com)>

Good Evening Commissioner Geitner,

I am writing on behalf of Colorado Pumpkin Patch LLC owned and operated by Mr. John Chapman. I have been an employee there for almost four years, making me one of the longest serving employees currently. Working at the Pumpkin Patch was my very first job, and gave me unparalleled insight about the basics of employment and how to work for a wage. This farm and pumpkin patch has benefited me in more ways than I can count, teaching me lessons about resilience, perseverance, work ethic, and the technical skills of carpentry, heavy machine operation, fencing, equestrian caretaking, and much more. The lessons that I have learned from my time as an employee of the Colorado Pumpkin Patch are extremely beneficial to me and are values and skills I will use for the rest of my life. There are also many other youth employees like me who have reaped the same benefits and will carry them for the rest of their life.

The pumpkin patch is an extremely valuable resource for the community, bringing people and families together and presenting the opportunity for people to spend quality time with the people they love. As a firsthand witness to this bonding, I can attest that families of the community absolutely enjoy the time they spend here. The Colorado Pumpkin Patch has become a hallmark of the town and community, a friendly place where families can gather together, have fun, and build memories that will last a lifetime.

Thank you so much for your time, and I hope you will take my thought into consideration in your decision making regarding this institution.

Sincerely,

Patrick Denham  
[psdenham@icloud.com](mailto:psdenham@icloud.com)

## Ruiz, Nina

---

**From:** Colorado Kids Ranch <Hello@coloradokidsranch.com>  
**Sent:** Friday, July 7, 2023 12:57 PM  
**To:** Ruiz, Nina  
**Subject:** Fwd: Colorado Pumpkin Patch

FYI



**Colorado Kids Ranch**  
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**18065 Saddlewood Rd**  
**Monument CO 80132**  
[www.ColoradoKidsRanch.com](http://www.ColoradoKidsRanch.com)

----- Forwarded message -----

**From:** **Stuart Denham** <[sddenham@icloud.com](mailto:sddenham@icloud.com)>  
**Date:** Thu, Jul 6, 2023 at 8:15 PM  
**Subject:** Colorado Pumpkin Patch  
**To:** <[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)>

Commissioner Williams,

I am writing this email in regards to the current dispute over the Colorado Pumpkin Patch.

I am fifteen years old and the first and only job that I worked was at this pumpkin patch. I have now been employed by Mr. Chapman, the owner, for over three years. During this period, I cannot express how much gratitude I feel for having the opportunity to work in an environment where character is taught and hard work is the standard.

Mr. Chapman has served as a role model for me, mentoring me not only in the importance of hard work and integrity, but also in the field of generosity and hospitality. Many times I remember the Chapman's helping their neighbors for absolutely no charge. One particular day Mr. Chapman rode to an elderly neighbor who had recently lost her husband (and was quite lonely) and spent about an hour talking and counseling her. He took me along, and although I couldn't help much, he was not worried at all about the fact I was still clocked in for pay time. Instead, he cares about impacting his community positively and teaching young men and women lessons in character and hard work.

For three years, I have seen families and children impacted positively when visiting this Pumpkin Patch. Almost all of the stalls/stations are run by the family or by young teenagers such as myself. With the leadership and character of this family, they have instilled a fun and safe culture for families to bond closer together and experience an enjoyable time. I personally have witnessed how much this family takes time to speak with their customers and neighbors, even when other tasks could be accomplished. They prioritize people over profit.

Though there are many more great things I can share about the Chapman family and their business, I hope I have made



evident what kind of people they are and how shutting down their business will impact this county and the people in it negatively. Thank you for your time.

Respectfully,

Stuart Denham

## Ruiz, Nina

---

**From:** Colorado Kids Ranch <Hello@coloradokidsranch.com>  
**Sent:** Friday, July 7, 2023 12:56 PM  
**To:** Ruiz, Nina  
**Subject:** Fwd: Colorado Pumpkin Patch

FYI



**Colorado Kids Ranch**  
**719-799-6708**  
**18065 Saddlewood Rd**  
**Monument CO 80132**  
[www.ColoradoKidsRanch.com](http://www.ColoradoKidsRanch.com)

----- Forwarded message -----

**From:** **Stuart Denham** <[sddenham@icloud.com](mailto:sddenham@icloud.com)>  
**Date:** Thu, Jul 6, 2023 at 8:10 PM  
**Subject:** Colorado Pumpkin Patch  
**To:** <[StanVanderwerf@elpasoco.com](mailto:StanVanderwerf@elpasoco.com)>

Commissioner Vanderwerf,

I am writing this email in regards to the current dispute over the Colorado Pumpkin Patch.

I am fifteen years old and the first and only job that I worked was at this pumpkin patch. I have now been employed by Mr. Chapman, the owner, for over three years. During this period, I cannot express how much gratitude I feel for having the opportunity to work in an environment where character is taught and hard work is the standard.

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evident what kind of people they are and how shutting down their business will impact this county and the people in it negatively. Thank you for your time.

Respectfully,

Stuart Denham

## Ruiz, Nina

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**From:** Jacquelin Goode <idoru.jackie@gmail.com>  
**Sent:** Monday, July 10, 2023 11:02 PM  
**To:** CarrieGeitner@elpasoco.com; stanvanderwerf@elpasoco.com;  
LonginosGonzalezJr@elpasoco.com; camibremer@elpasoco.com;  
HollyWilliams@elpasoco.com  
**Subject:** Support for the Colorado Kids Ranch

Dear Monument Board Members,

I am writing to express my wholehearted support for the Colorado Kids Ranch in Monument. As a resident of unincorporated El Paso County in the Kings Deer neighborhood, I have had the privilege of witnessing the positive impact the ranch has had on our community. I believe it is crucial to voice our support for this valuable establishment.

Having been patrons of the ranch since their time in Douglas County, my family and I have had numerous memorable experiences with them. I vividly remember how their daughters, at a young age, demonstrated kindness to my daughter by showing her how to feed a miniature horse an apple core. Their ability to work with animals at such a young age left a lasting impression on me.

When the ranch purchased the Saddlewood Rd. property, it was a true blessing for both them and our neighborhood. I was thrilled to introduce my now-grown daughter to them and to finally introduce my son as well. I have a cherished photo of myself, with a prominent baby bump, from one of our visits to their previous location.

Apart from our annual visits to the pumpkin patch in the fall, both of my children have attended their farm camp over multiple summers. The proximity of the ranch to our neighborhood, amidst the increasing development and loss of open space, has been a gift. The experience of working on the farm has been truly wonderful and irreplaceable.

Furthermore, my daughter had the opportunity to take riding lessons from their daughter, the very same individual who had shown her kindness years ago while feeding the miniature horse. Once again, the close proximity allowed us to explore an activity we may not have otherwise considered.

The Chapman family, who runs the ranch, has not only provided our children with unique experiences but has also exposed them to important moral values that are sometimes lacking in our everyday lives. We are grateful to have them as part of our community, and it is vital that we support their business model.

I kindly urge you to support the ranch in obtaining access from Hwy 105. This compromise will ensure that neighboring houses are respected while still allowing the ranch to operate effectively. The positive culture the ranch fosters is essential for our community. It provides wholesome entertainment for our children and upholds a positive image for our town.

Thank you for considering my perspective and for your support of the Colorado Kids Ranch. Together, we can continue to nurture a vibrant and supportive community for all.

Sincerely,  
Jacquelin Goode

## Ruiz, Nina

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**From:** Susan Henry <susan@treasuredavis.com>  
**Sent:** Thursday, July 13, 2023 2:44 PM  
**To:** CarrieGeitner@elpasoco.com  
**Cc:** Ruiz, Nina  
**Subject:** Please help with the Colorado Pumpkin Patch

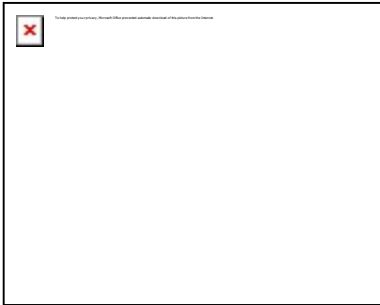
Good afternoon,

I am a neighbor or the Colorado Pumpkin patch (I live on Saddlewood Rd), and have worked with JD the owner on several occasions with group events that involved families and children enjoying the incredible venue he has created there.

I have never had an issue not have witnessed an issue with anything but joy involved with family getting a wonderful experience out of the Colorado Pumpkin patch. In a wonderful rural setting, that they may not have any other chance to experience.

I hope you can help The Colorado pumpkin patch keep bringing joy to families, and providing the wonderful experience.  
Susan Henry

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## Susan Henry

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**Ruiz, Nina**

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**From:** John Lynch <john.lynch5@gmail.com>  
**Sent:** Tuesday, July 18, 2023 1:39 PM  
**To:** CarrieGeitner@elpasoco.com  
**Subject:** Colorado Pumpkin Patch

Hi Commissioner Geitner,

I'm writing to you regarding the Colorado Pumpkin Patch located on Saddlewood Road in Monument. I understand there are concerns about traffic in the area resulting from the Pumpkin Patch festivities each year and consequently the future of the Pumpkin Patch may be under threat or become unsustainable.

I wanted to communicate my view of the Pumpkin Patch as a local resident.

For our family, the Pumpkin Patch is a mainstay of fall. We have 4- and 6- year old daughters and religiously purchase season passes for the Pumpkin Patch each year. For our girls, there is a palpable sense of anticipation in the run up to the opening of the Pumpkin Patch each year and overwhelming happiness each time we go there. They also get the opportunity to go there on school trips which is a very big deal for these kids! For my wife and I, we get such a strong sense of community in seeing some of the same faces each year and seeing so many others that travel from afar. We also love the idea of supporting a local family like the Chapmans. We live in a world where small, local businesses are an endangered species. It would be a shame to see another local entrepreneur being shut down or their business becoming untenable.

This summer, our eldest daughter attended one of the summer farm camps for the first time and had such a fun time that she wants to go back every summer and is already planning to do Pony Camp next summer as well. We also know of families who've been blessed to be part of the Pumpkin Patch's special needs program, which is another great example of how it has reached out and touched various parts of our community. Another aspect of the Pumpkin Patch that I'd like to highlight is that it provides employment (especially first jobs) to teenagers in the community. This provides a great mentoring opportunity for young adults that cannot be undervalued.

I can appreciate that there is increased traffic on the streets between Highway 105 and the Pumpkin Patch during September and October weekends. But as someone who goes there at least once every weekend during that time, I can honestly say that I consistently see drivers being respectful that they're driving through residential areas and the Pumpkin Patch does a good job of managing traffic flow in and out of the site.

In summary, I hope you can appreciate the value and impact the Pumpkin Patch has on our local community in Northern El Paso County and will be able to support its continued existence in a manner that allows it to thrive.

Best regards,

John Lynch