

Kylie Bagley

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Sent: Tuesday, July 12, 2022 5:47 PM
To: Kylie Bagley
Subject: Special use permit

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It has come to my attention that the occupant, Chris Jeub, of the property located at 16351 Rickenbacker Drive is seeking to get a special use permit to run a for-profit camping business. Such a business in a residential neighborhood is not only totally against the nature of the neighborhood, but also sets a potentially damaging precedent for others who may be encouraged to turn their residential properties into businesses. (Horse rentals, dog kennels, etc.)

Another concern is the increase of water usage by this property, which is most likely provided by a residential well. The original well permits have usage limits, which most certainly will be violated by this business. (I know that my property's well permit from 1985 does not allow commercialization).

Another concern is sanitation. Does the property have a sewer system and drain field to handle possibly up to 30 people?

Next is the wildfire issue. Can the road system handle the additional emergency egress traffic. Pikes National Forrest with the Covid-19 lockdown has already increased the road usage of Mount Herman Road, Mitchell Road and 2nd Street in Monument by 100-200 cars per day on weekends. Last Sunday a broken down BNSF freight train blocked the railroad crossing at 2nd Street for 2+ hours. This is the only evacuation route in case of a wildfire, and visitors would make the situation much more perilous.

Thank you for your consideration.