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Sent: Saturday, March 2, 2024 4:54 PM
To: Kylie Bagley
Subject: Proposed RV Park Peyton

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Dear Kylie Bagley and the El Paso County Planning and Community Development Department,

Last week we received notice of the request to rezone the 35 acres across the road from our home from agricultural to RVP.

(PCD File No. RVP231, Lazy Y Rocking J RV Park Rezone)

We are directly across Peyton Hwy to the east of this property at 12915 Peyton Hwy. The property is a hill that blocks our view of Pikes Peak, making it substantially higher than our home. Traffic coming and going, along with RVs parked everywhere on and along the top of that hill will take away any privacy we have in our yard. And not just in the form of a neighbor or two building a home there, but to the tune of potentially HUNDREDS of people and vehicles a year coming and going day and night. No privacy fence will solve this problem for us as we are so much lower than this proposed park.

From what we understand looking at the map, one of their driveways will be almost directly across from the highway from the driveway on our property leading to my in-laws' little home, and the other will be at the top of the blind hill. The traffic on our small highway is already too heavy as a result of so many subdivisions being built south of us in the past several years. And believe me, NO ONE observes the 55 mph speed limit. Potentially dozens of RVs per day entering and exiting an RV park is a hazard as well as an inconvenience to those of us who live in this area. We saw in the files that a traffic study was done, but a study is only someone's best guess about the impact without them actually living here and experiencing it.

We can foresee a huge increase in the amount of noise in the form of this traffic, but also in the form of people just going about the business of recreation- voices, dogs, doors, engines, generators and so forth. And sounds tend to travel from that hill into our yard, bouncing back to us. It is already so much noisier than it was a few yers ago due to the traffic we already have.

There will undoubtedly be new water drainage issues because of new paving and grading and roads. Our property sits on the side of this hill and already experiences the downflow of rain and melting snow. Not to mention so many more people who will daily be tapping into our aquifer, which is an ongoing concern of ours on the eastern plains. We will see a significant and sustained increase due to cooking, drinking, showers, and toilets. Another concern along these same lines is a septic system that would have to accommodate dozens to hundreds more people monthly for toilets and dumping.

This will decrease our property value and ability to sell should we ever want to. Who would want to buy a house directly across the road from an RV park? Would you? This area is a residential, not a commercial area. This high traffic commercial business would be placed RIGHT IN THE MIDDLE OF A QUIET RESIDENTIAL AREA.

In addition to all these things, there is always the possibility that long-term camping (i.e. living in your camper year round) will be allowed. This brings its own list of concerns, such as ...
-the park becoming trashy and cluttered and unkempt. (look at other nearby parks to see what happens when people live in campgrounds)
-the likelihood of drug activity and domestic violence situations

-neighbors who are long term but not invested in any way in the neighborhood as land owners.

To recap:

We anticipate and stress over the thought of

-People turning in and out in front of our home all times of the day and night with the attending noise of engines, diesel engines included, backing in and out to position their RVs, the noise of set ups and break downs, slamming, shouting. Lights shining in our windows, and people looking down into the only place in the world we have to escape to.

-water drainage problems

-water use increases

-traffic problems

-loss of our little hill view with the resident deer herd. It's not a fancy view, but it's peaceful, and the only view we have.

-strangers with easy access to our property 100% of the time.

-property devaluation and loss of our residential neighborhood

My wife has lived on this property since 1970, when she was 10 years old and the road was dirt. I joined her here in 1980 and we built our family and watched the area grow.....and grow.....and grow. But none of that residential growth has threatened to take away our quiet, country way of life as suddenly and completely as this proposed RV park. Please do not approve this zoning change.

Darrell Fields

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