

**Attn:**

**Kylie Bagley, Planner**

**El Paso County Planning & Community Development (719) 520-6323**

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**Regarding:**

**PCD File No. RVP231, Lazy Y Rocking J Park Rezone**

To Whom It May Concern,

I am writing to express my strong opposition to the proposed rezone of 12960 Peyton Hwy from A-35 to RVP, corresponding with file number RVP231.

I grew up across the street from this proposed RV park site. My mom also grew up on the same land at 12915 Peyton Hwy. In fact, this land has been in my family for over half a century now. My great grandparents moved to Colorado in 1971, and they chose a lot of land in Peyton because of the small community and the rural nature and way of life that Peyton provided. That property is now in a trust in which I am one of the heirs, so someday it will be my property. After over 50 years, much of that community, culture, and way of life still exist today. The residents of Peyton enjoy the benefits of rural living.

This proposed RV park directly across the street from my family's property would directly attack that rural way of life for many residents in the area. It would have a daily negative effect on the few properties adjacent to it (and there are only a handful of these properties because this is a rural residential area).

There are several key reasons why I oppose this project:

1. **Disruption of Rural Living:** The RV park would disrupt the peaceful rural atmosphere enjoyed by residents in the area, introducing daily and nightly noise and increasing traffic congestion on Peyton Hwy. RV park noise such as late night setup and teardown of campsites, groups sitting around a campfire visiting, vehicles and generators coming and going, don't belong in a rural residential neighborhood.

2. **Traffic Concerns:** The additional vehicles associated with the RV park would exacerbate existing traffic issues, particularly on Peyton Hwy, which lacks sufficient infrastructure to support increased usage, not to mention campers coming and going will not be contributing any tax revenue to aid in repair and maintenance of the already busy and overused portion of this road.
3. **Lack of Accountability:** There is no way to guarantee that if this RV park does go in, that it will remain (or be from the start, for that matter), a quality operation that respects and considers the neighbors surrounding it. I know it has been said by the proposed owners/operators that there will be quality stipulations for guests, quiet hours, ongoing maintenance, etc. Where will the accountability be to ensure that they keep the level of quality that they are promising? Where will accountability be to ensure that this doesn't become a vagrant long-term living location for dozens of people who do not care about this community, and who are not required to become local taxpayers?
4. **Safety and Crime:** Peyton does not have its own police force. Bringing in hoards of visitors and/or vagrant residents only increases the likelihood of crime and disruption to the community. There will not be enough law enforcement resources to adequately handle this increase in demand. Peyton has always been an extremely safe community. Let's keep it that way.
- 5.
6. **Lack of Amenities:** Peyton, CO is not a destination, and the residents of the community like it that way. There are no restaurants, no gas stations, no parts supply stores, and no entertainment options in Peyton. There are a few small businesses in the town area, all of which are also opposed to this RV park as well. There are amenities in both Calhan, 10 miles to the east, and in Falcon, 10 miles to the west. Both of these towns already have RV parks as well. An RV park in Peyton would not become a destination. It will only become a problem for the community.
7. **Property Value Decrease:** The presence of a disruptive business like an RV park would likely decrease property values for surrounding homeowners, including my family's property, undermining the investments and commitments made by long-standing residents.

In conclusion, I urge you to deny the proposed rezone for the aforementioned reasons and in consideration of the broader impact on the community's well-being and way of

life. Preserving Peyton's rural character is essential for maintaining the quality of life that residents value and cherish.

Thank you for your attention to this matter.

Sincerely,

Travis Fields

*Travis Fields*