

06/18/2024

Re: PCD file no: RVP231 Lazy Y Rocking J Park

Good Morning/Afternoon

My name is Alex Martinez. I live in the rural area of Peyton near the proposed Lazy Y Rocking J RV park location. I wish to express my displeasure with this spot rezone approval. The reasons for the disapproval of this application are too numerous for me to mention here today.

However, I would like to mention several.

First this application for a spot rezone goes against the El Paso Master plan. Specifically page fourteen (14) referencing the Core Principles and Goals. In Land Use and Development, the primary goal 1.1 states "To ensure compatibility with established character and infrastructure capacity." The insertion of upwards of 90 RV sites goes directly against this statement. This proposal damages the rural area of the community. In no manner does it improve the area in any way.

Currently, to my knowledge, there are four RV sites along the RT24 corridor. One in Calhan that is not fully utilized along with a vacant RV park also in Calhan. The board recently approved a KOA RV Park located at the intersection of Rt 24 and Judge Orr Rd. From my observations as of today this park has not seen its maximum occupancy. Like the rest of us, I travel RT24 regularly and vacant rows of sites are easily observed.

The remaining sites are west of Woodman on Rt 24. These sites are closer to any entertainment or dining opportunities in the Falcon and Colorado Springs area. Why would I camp any further east? Why would I travel farther away from attractions I want to visit.

The less than maximum occupation of the existing RV parks has my long-term fear this spot rezone would allow the insertion of a business that has the great possibility of failing in its original mission.

The remedy for failure will be a permanent run-down trailer park. A definite disadvantage to the existing pristine rural area along with a severe negative effect on home values.

There are many negative aspects of this proposal. Water use, Police presence, environmental concerns, noise pollution, light pollution, and excessive traffic through an already dangerous intersection. The gravest issue this park will allow is FIRE. We've camped. Having a fire at your site is a right in the minds of vacation campers. I respect the applicant's insistence that they will control this dangerous responsibility. But we all know there is always one camper who is on vacation and the surrounding area is not always first in their mind.

The dry rural pasture area surrounding this proposed site is ripe for a conflagration which would inflict incredible damage in the area. We have a fire pit at our home, it has never been used. The continuous "no burn" restrictions along with daily high winds this area has prohibits us from using it.

I always try to keep an open mind on proposed developments to the area. However, since becoming aware of this project I have not met a single local resident who thinks it is a positive addition to the community.

I wish to go on record being against this approval and its immense negative effect on the area.

In closing..... I am older than most board members and you may not remember the commercial which aired referencing a bear holding a shovel. The motto of the commercial was that “only YOU can prevent forest fires.” Well now that referenced “YOU” is actually you, the members who will make this decision. I hope you make it wisely and decline this and un-necessary and un-safe proposal.

Thank You

Alex Martinez