

March 26, 2024

Re: Lazy Y Rocking J RV Park Rezone (File # RVP231)

El Paso County Planning Department:

I am writing in opposition to the project known as Lazy Y Rocking J RV Park Rezone (File # RVP231). This project seeks to rezone a 30+ acre parcel from A-35 to RVP with the intention of establishing a 110-lot recreational vehicle park (RV park).

The reasons to oppose this project and deny the rezoning include the following:

#### TRAFFIC CONCERNS

- The prospective site for this RV park lies on the top of a hill along Peyton Highway that creates a serious traffic hazard from southbound vehicles due to fact that the roadway is blocked by the hill itself. The speed limit on Peyton Highway is 55 MPH and vehicles cresting the blind hill would have insufficient time to react in order to avoid collisions with vehicles entering and/or leaving the prospective RV park.
- The prospective site is coincidental with school bus stops and presents the same hazards and concerns stated above due to the blind hill.
- Peyton Highway is a two-lane rural roadway that is ill-suited to accommodate large, lumbering, overweight recreational vehicles. The fact that Peyton Highway is a two-lane roadway presents the additional hazard of large vehicles making wide turns that will cause the vehicle to encroach the lane of opposing traffic creating a high probability of a wreck with oncoming traffic cresting a blind hill.
- Peyton Highway is already over traveled and suffering from wear from passenger vehicles and small trucks; the addition of upwards of 110 overweight recreational vehicles will expedite the deterioration of the only route upon which residents have to access other thruways.

#### IMPACT TO RESIDENTS

- This area along Peyton Highway and the adjacent smaller residential roads is home to longtime residents who choose to live in a rural environment. The imposition of 110+ transient occupants is antithetical to the lifestyle chosen by the rightful residents. These residents knowingly sacrificed the convenience of an urban and even suburban lifestyle in order to live freely in the open prairies of unincorporated El Paso County.
- The establishment of this project will dramatically and negatively change the living conditions of the several residents in the area by way of noise, traffic, trash, and sewage. These residents will also suffer needlessly from loss of property valuation because of these exact reasons.
- Every resident in the area affected by this project relies on well water, septic systems, and propane deliveries in order to survive. The imposition of this project will negatively affect availability of these resources to the rightful residents.

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- It is highly unlikely that the availability of water will not suffer due to 110+ transient occupants.
- It is highly unlikely that the sewage created by these transient occupants will not cause problems for the rightful residents.
- The addition of noise and light pollution to the otherwise peaceful rural setting is destructive to the rightful residents' lifestyle.
- The addition of noise and light pollution will also negatively impact the natural habitats of wildlife indigenous to the area.

#### IMPACT TO COMMUNITY AND RESOURCES

- The nearest retail location is a small country store that is not equipped to accommodate 110+ unexpected customers.
- The nearest sources for groceries, pharmacies, over-the-counter medicines are over ten miles away.
- The nearest sources for gasoline/diesel are over ten miles away.
- The only fire/EMS response for this area is the Peyton Volunteer Fire Department which is ill-equipped to provide serve for 110+ additional transient clients.
- There is no permanent or enduring presence for the El Paso County Sheriff's Office in this area – the only source for law enforcement response/assistance. Adding 110+ additional transient occupants will overburden an already overburdened law enforcement agency.

There are already two RV parks approximately ten miles away in the incorporated town of Calhan. These RV parks are located in the incorporated part of the town where the properties and lifestyles of rural residents are not affected. I urge the El Paso County Planning Department and the El Paso County Commissioners to deny this project and honor and protect the interests of their constituents in the Peyton area.

Regards,

Todd M Watkins