

Dear County Commissioner,

July 15, 2024

File Number RVP231

Project Name Lazy Y Rocking J RV Park Rezone

Description Rezoning from A-35 to RVP.

I am writing to express my concern about the possible rezoning referenced above. My family and I have lived in Peyton 11 years and am less than 500 feet from the proposed rezoning. My family and I are area natives who chose and continue to choose to live in Peyton because we love and respect the community culture, the heritage, the agricultural status of land, as well as the land itself. For this reason, we chose to raise our family in this safe, wholesome, heritage rich community.

We, along with much of the community, have livestock and domestic pets that require a stress free, rural environment to properly sustain. As this proposed RV Park would be positioned at the highest elevated point in the area, it's presence will affect and disturb the agricultural balance, current Wildlife Habitats and migration patterns that exist on the proposed site.

The rezone would not fit in with our community. It would disturb our animals and land use and disrupt the heritage we have out here. This is just not the right area to put in an RV park. It does not conform with the established residential properties in Peyton.

The RV park traffic flow affects our already poorly maintained roads, and currently in need of extensive repair. Adding large RV vehicles coming in and out would further deteriorate our roads and constitute major road improvements, to include Widening Peyton Highway from the intersection of Highway 24, south and creating multiple turn out lanes to accommodate the articulation of todays Recreational Vehicle and Motor Coaches. The proposed sight is also the location of the area Bus Stop, serving the children attending Peyton Schools. As this is already a highly traveled road, which creates safety concerns for our children, as it stands, the additional traffic produced by the proposed RV Park will only intensify the risks to our community and it's families.

We already have significant challenges in our water supply system with wells going dry due to the volume of housing developments surrounding us already severely affecting the Peyton residents. As it stands, recent Well Permits have been denied to many in the Peyton area, including redrilling of existing wells due to these concerns and the actual availability of ample water, which is diminishing. The proposed RV site would put a serious strain on our aquifers and would endanger local resident existing water wells, causing a major shift in the agriculture ability of the area, driving tax paying residence out of the county in search of this vital resource

Due to our location in El Paso County, our existing response times for Law Enforcement/Fire/EMS are already strained and challenging. We have only a local volunteer fire dept that would be forced to service an approx..100 site RV Park offering the increased possibility of a huge fire danger, particularly with our very windy prairie. The winds kick up fiercely and quickly, making fire a constant threat, even in colder temps. With longer response times a small grass fire can quickly consume all the surrounding houses and structures and cause devastation, displacing many Peyton residents from their homes and livelihood.

In closing, Please consider that you, as a board, recently did a proclamation “recognizing El Paso County’s rich cultural history and the traditions that define the spirit of our community.”

An RV Park rezone would destroy our community’s spirit of heritage, agricultural abilities, and livelihood . We pass our land to our children and pass on our heritage and love of our prairie. Please do not allow our heritage to be undone.

Sincerely,

Peyton resident