

File#: RVP231: Lazy Y Rocking J RVP Rezone

Dear Commissioners Bremer, Williams, VanderWerf, Gonzalez, Jr, & Geitner:

I am writing to express my strong opposition to the proposed rezone request from A-35 to RVP located west of Peyton Highway and south of East Us Highway 24. While the community might not be able to prevent development, this request should NOT be approved and will be detrimental to the area. I am concerned with the following *to name just a few*:

- ✓ traffic and safety problems: more pedestrians walking themselves and up to four animals per campsite up and down Peyton Hwy and surrounding neighborhoods; the local traffic will disproportionately surge causing major traffic issues impacting students who walk or ride their bikes or take the bus (bus stop is directly across from proposed RVP entrance or for those residents who ride their horses in the area. Roads in the area would need to be majorly reconstructed to accommodate the large capacity RVs that now exist to give proper maneuvering space
- ✓ create more problems with schools that are already over-capacity: for those that chose to stay for longer sessions and utilize the local schools (no guarantees that Scott and Diedra Smith will not sell the RVP in the future therefore changing the current proposed "rules" of the park)
- ✓ destruction and interruption of local wildlife (disruption to the natural environment): with the current development of the El Paso County Master Plan (which Peyton, Colorado is NOT included in)-wildlife is being pushed more and more towards our areas
- ✓ destruction and interruption of agricultural habitats (which surround this property on all sides): this kind of interruption can cause issues with how local livestock respond to their breeding, feeding, milking-their overall wellbeing, therefore interrupting how we provide for our families
- ✓ potentially lower the property values of the existing community: this proposal is inconsistent with the surrounding neighborhood, which is zoned for conservation of farming, agricultural and *limited* commercial use.
- ✓ deterioration to the land and water ecology and water resources: there is a 300-year promise of water that is to be considered which we have not seen a report of approval that they can guarantee we will still have 300 years' worth of water. The aquifer that is being proposed to tap into is already running low and surrounding residents are feeling and experiencing this impact as more and more wells are approved and dug. This lack of water resources will only increase if this is approved
- ✓ noise and light pollution that will be generated from this RVP so close to agriculture and local homes: not only having a negative health effect on the residents but also negatively impacting how livestock respond
- ✓ Increase in trash
- ✓ Vandalism issues to surrounding areas: added costs and strains for the use of the county sheriff's staff (1 officer for 500 miles)
- ✓ Fire danger that will be threatened by the possible spark emissions during the dry summer/fall: lack of resources

I, along with most of my neighbors, are completely opposed to this rezone request. I urge you to disapprove the proposed rezoning, and from the recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails and I am very disappointed to see only 14 notifications were sent out to this community concerning this rezone. The current zoning should remain as is, and not modified to accommodate special interest groups. Rezoning would forever alter the characteristic of this area to the negative.

Thank you for your continued service and support of our neighborhoods.

Sincerely

Glenda C. Williams

Printed Name



Signature

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