

TO: Planning and Community Development Department
El Paso County, Colorado

SUBJECT: Opposition to Urban Firewood Project Proposed at 11556 Hwy 94, Colorado Springs, 80929

Hi,

My name is Dr Matt Dixon and I live at 11510 West Lane, in the Corral Valley neighborhood, just off of highway 94 here in Colorado Springs. I am writing to voice my absolute opposition to the proposed retail firewood business at 11556 Hwy 94, Colorado Springs, CO.

This retail business that will create noise, congestion, and air pollution 40+ hours a week is in complete disharmony with the existing neighborhood and community. There is nothing about this that is in line with the way this community lives, works, and takes care of each other.

My wife, five children, and I bought this home in early 2001 because of its quietness, air quality, proximity to the city, and sense of community of the residents. After being stationed in multiple different countries and states, we could not wait to move back here. We returned in 2012 and have been here ever since.

Wood burning creates excessive pollution and is known to be a serious threat to anyone with lung or breathing conditions. When I was stationed in Missoula Montana, wood burning stoves were outlawed for this exact reason. One of the reasons I moved back here was to receive care for my documented and chronic severe allergies and asthma. My son shares similar asthma conditions.

One of the joys of this neighborhood is the lack of covenants. But the occasional and recreational use of motorized vehicles 1-2 times a month, is fundamentally different than a 40+ hour a week retail business that creates noise and air pollution year around, not to mention the increase in traffic. The letter with the proposal mentions the "quietness" of the equipment used, but no one wants to listen to a "lawnmower" 40+ hours a week, week in and week out. This will ruin the neighborhood's peace and tranquility. Ninety-nine percent of the time, this is a very quiet and peaceful community. A retail business of this type would change this dramatically and reduce the quality of life for everyone that calls this home.

The letter accompanying the proposal, insultingly misrepresents our neighborhood and community. It references the motocross track, wrecking yard, and dump, all of which are not in our community, are over the hill, and at least a mile away. They are not in our community. This business wants to start up in the middle of our neighborhood and create a dramatic negative effect on our quality of life so that he can profit. That is not in harmony with this community in any way.

This letter also mentions "many properties in extreme disarray". There are 27 homes and families in this community, 25 of which are well kept, lived in, and enjoyed.

Again, this proposed retail business is absolutely not in harmony with the community and I am adamantly against it.

Respectfully,

Matt Dixon