

November 30, 2025

Mr. Richard Hubler
Land Use Administrator
Land Use Office
8999 Independence Way #100
Alamosa, CO 81101

Alamosa County Commissioners
8900 Independence Way
Alamosa, CO 81101

Re: RDS CO STANLEY RD LLC Community Solar Energy Facility

Dear Ladies and Gentlemen:

My husband, Mr. John Steiner and I are the land owners of 9760 Stanley Road and as such, have a vested interest in the above-referenced proposed project. The project would result in significantly lowered property values as well as other detrimental consequences.

Mr. Steiner and I purchased this property a few months ago for our planned retirement in a few years, and it is to be continued in use as an Airbnb property until such time as we can sell our current residence and retire. The proposed project will have an extreme economic, property, and emotional impact for us.

At present, the project is to begin during the second quarter of 2026 with completion in the fourth quarter of 2026. 98% of our income is realized during that time period. Loss of that income would be catastrophic. The construction would also pose severe impact to our property as such:

- a) The noise and dirt from the construction project would adversely impact the property by limiting our ability to open our windows for ventilation. This project would necessitate an air conditioning/ventilation system of some sort during the times of the year needed the most – in addition to the lost revenue, this would be an expenditure of thousands.
- b) Solar energy facilities raise the ambient temperature of the surrounding areas which would further necessitate the need for an air conditioning/ventilation system as well as be detrimental to the log cabin property itself. The higher heat/glare could cause substantial physical damage to the log construction of the buildings on the property which would require additional treatments to try to keep the logs from heat/dehydration damage.
- c) Glare from the project could cause substantial damage to the interior of the property as well as present an increased fire danger. The property has large picture windows throughout and the glare could intensify the heat/thermal effects of the sun and cause substantial damage to the furnishings as well as the inside structure.

The whole purpose of the windows is to enjoy the beautiful views from the property – which also would be negated.

- d) The noise/dirt/block of views from the project would not be conducive to rental as an Airbnb. People come to this area for rest and relaxation and the beautiful views. All of those things would be destroyed by this project.
- e) Night lighting could also be quite an issue with respect to lights shining onto/into the house. Large picture windows are located just below the roofline in a vaulted ceiling area so opening/closing curtains are problematic. There are further concerns with respect to night lighting and dark sky viewing. We recently obtained a special camera for the purpose of night-sky viewing which large flood lights would prohibit.

Additionally, I am an ordained clergy in the United Methodist Church as well as a certified Spiritual Director through the Sisters of Benedict and the Archdiocese of Oklahoma. Part of my ministry is providing respite seminars and training for clergy. We had hoped this property could be utilized to provide a beautiful place for clergy to come away and be renewed and refreshed for their continued ministry. Clergy deal with significant trauma as they seek to minister to others and need those places of healing and rest. It seems now, however, this project is not only damaging in many ways economically, and physically, but also in removing a place of rest and peace for so many people.

Our guest book is filled with notes from guests that were so very grateful for a place they could relax, rest, and enjoy the many gifts this area has to offer. We respectfully ask you to recognize the damage this project in this location could inflict on so many and consider an alternative property.

Respectfully,

Handwritten signatures of John Steiner and Diana Pruitt in cursive ink.

Rev. Diana Pruitt

Mr. John Steiner