



RESOLUTION NO. 18-105

EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS, STATE OF  
COLORADO

APPROVAL OF A SPECIAL USE TO OPERATE A WINERY AS AGRITAINMENT  
WITHIN THE RR-5 (Residential Rural) ZONING DISTRICT (AL-17-027).

WHEREAS, Brad and Lisa Nelson did file an application with the El Paso County Planning and Community Development Department for approval of a special use to operate a winery as agritainment within the RR-5 (Residential Rural) zoning district for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on March 6, 2018, upon which date the Planning Commission did by formal resolution recommend approval of the application with conditions and notations; and

**WHEREAS**, a public hearing was held by this Board on March 13, 2018; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The application was properly submitted for consideration by the Planning Commission.
2. Proper posting, publication and public notice was provided as required by law for the hearing before the Planning Commission.
3. That the hearings before the Planning Commission and Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.
4. All exhibits were received into evidence.
5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor.

WHEREAS, pursuant to Section 5.3.2 of the El Paso County Land Development Code, as amended, in approving this special use, this Board considered one or more of the following criteria:

1. The special use is generally consistent with the applicable Master Plan;
2. The special use will generally be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;
3. The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;
4. The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;
5. The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;
6. The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or
7. The special use conforms or will conform to all other applicable County rules, regulations or ordinances.
8. That for the above-stated and other reasons, the proposed special use is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED, that the El Paso County Board of County Commissioners, Colorado, hereby approves the application for a special use to operate a winery as agritainment within the RR-5 (Residential Rural) zoning district.

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

**CONDITIONS**

1. Approval is limited to the use, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. The applicant must apply for and receive approval of a site development plan for the proposed agritainment use in order to comply with the development standards of Chapter 6 of the Land Development Code.

3. The applicant shall provide evidence of permitting for any new onsite wastewater treatment system, as depicted on the special use site plan, as a supporting document to the site development plan application.
4. A corridor preservation line must be shown on the site development plan at a distance of 60 feet from existing property line along Black Forest Road in accordance with the 2040 MTCP.
5. Applicant must obtain the appropriate liquor license from the State of Colorado pertaining to the winery use.

**NOTATIONS**

1. Special use approval includes conditions of approval and the accompanying site plan. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or special use conditions/standards are being violated, preceded by notice and public hearing.
3. If the special use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 13<sup>th</sup> day of March, 2018, at Colorado Springs, Colorado.

ATTES

By:

 *Charles J. Roerman*  
County Clerk & Recorder

BOARD OF COUNTY COMMISSIONERS  
EL PASO COUNTY, COLORADO

By

  
President

EXHIBIT A

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