

COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

October 31, 2022

Ryan Howser
Project Manager
El Paso County Development Services Department

Subject: Solberg Special Use Amendment (VR223)

Ryan,

The Community Services Department has reviewed the Solberg Special Use Amendment application and is providing the following administrative comments on behalf of El Paso County Parks.

This is a request by Pioneer Landscaping Materials, on behalf of Solberg Gravel LLC. The application is to expand the existing boundary of the Solberg Gravel Pit to include 80 acres to the west. The gravel pit is located at 5445 Curtis Road, Peyton, CO 80831 at the southwest intersection of Curtis Road and Garrett Road in eastern El Paso County. The gravel pit is located on four parcels which total 313 acres.

The 80 acres on the west side of the gravel pit were recently amended into the operator's reclamation plan and approved by the Colorado Division of Reclamation and Mining Safety. With the plan to expand mining into the 80 acre parcel on the west side of the site, the County requires a Special Use Permit application that is comprehensive to the operation, including all 313 acres.

The El Paso County Parks Master Plan (2013) identifies two trails in the vicinity of this project. The proposed Garrett Road Bicycle Route runs east and west along Garrett Road on the north side of the subject property. The proposed Judge Orr Trail Bicycle Route runs north and south along the eastern boundary of the subject property. Both bicycle routes will be accommodated within the right of way and would not be impacted by the project.

No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions. These comments are being provided administratively, as this application does not require Park Advisory Board consideration.



Recommended Motion:

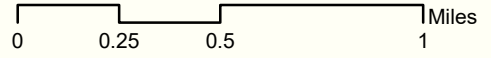
Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Solberg Special Use Amendment: (1) No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions.

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

Solberg Pit Special Use Amendment

- Subject Property
- Primary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- El Paso County Parks
- Major Roads
- State Highways
- Streets & Roads
- Streams



Solberg
Gravel Site

80 acres to
be added

