

March 25, 2020

Mr. Rad Dickson
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: LETTER OF INTENT for Glen Aspen Ranch a Pikes Peak Council Inc,
Boy Scouts of America– Special Use Permit for Campground

We are requesting approval of the Site Development Plan for a “Special Use as a
Campground” based on the information provided herein.

OWNER / APPLICANT

Pikes Peak Council Inc., Boy Scouts of America
985 W. Fillmore Street
Colorado Springs, CO 80907
Phone: 719-634-1584.

SITE TAX SCHEDULE NO. LOCATION, SIZE AND ZONING:

Schedules #8200000002, #8200000060, and #8200000064
11050 Loy Creek Road, Woodland Park, CO 80863
Size: 120 acres (divided into three 40 acres parcels)
Zoning: A-5.

REQUEST, PHASES, AND JUSTIFICATION:

Owner would like to apply for a special use permit for a campground for an existing property called “Glen Aspen Scout Ranch”. The Ranch includes a log cabin Homestead, a log workshop, a log Training Building, and a large assembly Pavilion. The Ranch facilities primarily serve small groups from Colorado Springs and surrounding area as a quiet, rural, camping area away from urban influences. The property meets most of the requirement for this use. See the attached Special Use Map for existing site and building information. There are no proposed structures nor time phased schedules at this time.

Location and Site Conditions: Glen Aspen Ranch is located on Loy Creek Road off Rampart Range Road east of Woodland Park Colorado. The Ranch is visible from Loy Creek Road, as the Road cuts through the Ranch property with a road easement. Currently the 4 existing building are located within approximately 2

acres of the total 200 acre property of which 120 acres are located within El Paso County (which is less than 2% of the El Paso County portion). There are 5 registered springs that feed a small stream that primarily flows along the edge of Loy Creek Road. There are 2 large ponds that are spring fed and 3 smaller stock ponds the flow sequentially from a spring down to the stream that runs along Loy Creek Rd. In keeping with the rural atmosphere of the area, Glen Aspen Ranch is located in a very lightly populated dispersed surrounding properties. Glen Aspen Ranch will produce much less impact than the existing residential developed properties in the area. We will have less noise, less traffic, and minimal impact on the public resources such as electricity, fire protection and police.

Parking and Driveway Requirements. Currently, we have a parking area defined by the entrance road and a split rail fence. The surface is a combination of decomposed granite and crushed gravel. The driveway and internal roads are also a combination of decomposed granite, crushed and dirt. Almost all visitor vehicles are restricted to the parking area. Exceptions are made for those with physical disabilities.

Environmental Issues: Glen Aspen Ranch and its facilities currently pose no threat to the general wildlife population. The only wetland on the property is a small stream that runs from the south boundary and along the west side of Loy Creek Road. The developed area covers less than 2 acres of the 200 acres and wildlife flourish. Wildlife recently spotted on the property include: a mountain lion, a fox, a growing flock of wild turkeys (20), bear, deer, elk, moose and a variety of squirrels and birds including a couple of red tail hawks. The forest is a diverse conifer forest with several types of pine, spruce, fir, multiple aspen groves, native grasses, and shrubs. All trash is either removed by our campers or collected in a locked dumpster and removed as necessary by a commercial vendor.

Existing Site Utilities (Water and Waste Water): We have a registered septic tank and leach field to support the Homestead toilet. The Homestead is used on a limited basis during the summer and mostly on weekends. We rent portable restrooms seasonally to support our campers. (See other document submitted with this permit application.)

Please explain the availability of fresh water and water that the campers will be using and submit a copy of your septic permit and well permit if applicable.

Fire Protection and Wildfire Mitigation:

We have been working with Northeast Teller County (NETCO) fire district over the past year to improve our fire safety profile. We have installed better road address signage, purchased a fuel storage cabinet, added signage above doors, and purchased and will soon install a Knox box with keys for all structures. We have

Provide a fire commitment letter. This property is not within a fire district and is required to show that a fire will be responded too if one occurs.

enclosed some previously exposed wiring with wall paneling. We have teamed up with the Coalition for the Upper South Platte (CUSP) and with the Natural Resources Conservation Service (NRCS), Department of Agriculture to secure and execute over \$100,000 of federal grants to complete fire mitigation on our property benefiting wildlife, and the fire safety of the surrounding neighbors and community on forest health and fire mitigation.

Existing Facility and Proposed Facility Phases:

The current facility consist of 4 permanent structures:
Homestead – Log cabin, 1480 square feet, asphalt shingles
Workshop– Log cabin, 600 square feet, asphalt shingles
Training Building – Log cabin, 442 square feet, asphalt shingles
Pavilion Assembly Hall – Wood frame structure with 9 garage doors. 2,400 square foot, asphalt shingles.

There are no plans for any proposed facilities at this time.

Overnight Accommodations: Glen Aspen Ranch has no indoor overnight housing / guest accommodations other than the homestead, which is available on weekends to a Campmaster and his family.

Staffing, Dining and Maintenance: The Ranch facility has no full or part-time employees. We have no residential housing for our guests. ALL of our guests camp in tents they bring. We have no dining facility. Each group brings their own food and equipment to prepare it. When we host our week-long training program for youth, we have El Paso County Health Department review and inspect the operation. Glen Aspen Ranch takes pride in the appearance of the property and have made significant improvements over the past 12 years to clean up years of accumulated trash and remove unsafe structures.

SPECIAL USE REVIEW STANDARDS:

Campground Facilities are a permitted use subject to a special review (Special Use) in the Agriculture 5 zoned areas.

We are not in any specific planning area for compliance.

This proposal is consistent with the County-wide Policy Plan.

Consider the following:

This property is located within the Ute Pass Small Area Plan. All these are great and can stay but we need you to address something from the Ute Pass Small Area Plan, It can be found on our website.

Goal 6.1.a Encourage patterns of growth and development which complement the region's unique natural environments and which reinforce community character.

The proposed use complements the natural environment, preserving most of the site (97+%) as natural mixed conifer and aspen forest, reserving and the natural beauty of the area by concentrating the development in a limited area of the site.

Goal 6.1.b Support growth and development in the unincorporated County in a manner which reasonably limits long-term public costs, provides for the development of supporting infrastructure, preserves environmental quality, provides economic opportunities, and otherwise enhance the quality of life.

The proposed use supports the recreational opportunity of our community without burdening public infrastructure. Glen Aspen Ranch is on existing county road and through Woodland Park Colorado to existing State Highway 24.

Policy 6.1.3

Encourage new development is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

The limited development of the small portion of the Ranch will not affect the surrounding properties. A large portion of the property abuts the Pike National Forest and the other property owners are on smaller parcels and our limited operation will not adversely land use, density and access by our neighbors.

Policy 6.1.5

Support the development of well-planned mixed use projects which promote all, or most, of the following objectives:

- maximize the economy and efficiency of land use
- preserve open space or natural areas
- integrate employment, housing, shopping, schools and other use
- accommodate multi-modal transportation linkages
- allow for variations in design and character

The proposed use allows for appropriate use of the existing land, preserves open space and the natural conifer and aspen forests. Development is focused on a portion in the central part of the property and maximized the distance from adjacent residential property owners.

Policy 6.1.7

Encourage infill development which complements existing uses, is consistent with Small Area and other adopted plans.

This proposed use uses existing facilities and no additional development is being proposed.

Policy 6.1.8

Encourage incorporating buffers or transitions between areas of varying use or density where possible.

This proposed use leaves the mixed conifer and aspen forest in place around the perimeter of the property as a natural buffer to the rural residential properties surrounding it.

The special use is consistent with the intent and purposes of the zoning district where the use is proposed to be located or conforms to the approved development plan. The use is permitted in the Agriculture-5 zoning. The use is providing short term camping and meeting and training activities.

The propose use will be in harmony with the character of the neighborhood and compatible with the existing and allowable land uses in the surround area. The area is suited for the existing use.

In summary:

Criteria 1. The special use as a campground is generally consistent with the El Paso County Master Plan.

Criteria 2. The special use as a campground will 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. A nearby neighbor owns the Edgewood Inn that hosts weddings, receptions, and overnight guests. No neighbor is close to the relatively small main activity area of the ranch.

Criteria 3. The impact of the special use as a campground 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.

Criteria 4. The special use as a campground will not create unmitigated traffic congestion or traffic hazards in the surround area and has adequate legal access. On most weekends, there will only be one or two cars with Scouts on the property.

Criteria 5. The special use as a campground will comply with all local, state, and federal laws and regulations regarding air, water, light, or noise pollution.

Criteria 6. The special use as a campground will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County. In fact, we have procured and executed 2 fire mitigation grants on our property over the past 5 years. The total spent exceeded \$100,000.00 to improve the safety of the neighboring properties and the Woodland Park Community. We also work closely with the Coalition for the Upper South Platte on proper stewardship of the property.

Criteria 7. The special use as a campground will conform to all other applicable County rules regulations or ordinances.

Use Map. The use map shows all existing building, easements and set-backs as requested.

The proposed use will not result in over intensive us of the land.

The proposed use will not over burden the capacity of public facilities and utilities.

The proposed use will not create undue traffic congestion or hazards in the surrounding area.

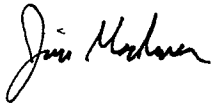
The proposed use will not cause significant air, water, light or noise pollution

The proposed use will not be detrimental to the public health, safety or welfare.

The proposed use currently conforms to all applicable federal, state and local laws or regulations.

We have submitted the required information to the best of our knowledge and information provided to us. Please call or email my project leader if you have any questions or concerns.

Respectfully Submitted

A handwritten signature in black ink that reads "Jim Machamer". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

Jim Machamer, Scout Executive and CEO
719-634 1584
Jim.machamer@scouting.org

Project Coordinator
Mike Caruthers
719-332-8797
j.caruthers1@gmail.com

Attachment: Special Use Map