



BOY SCOUTS OF AMERICA®
PIKES PEAK COUNCIL

June 2, 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 - Revised

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.

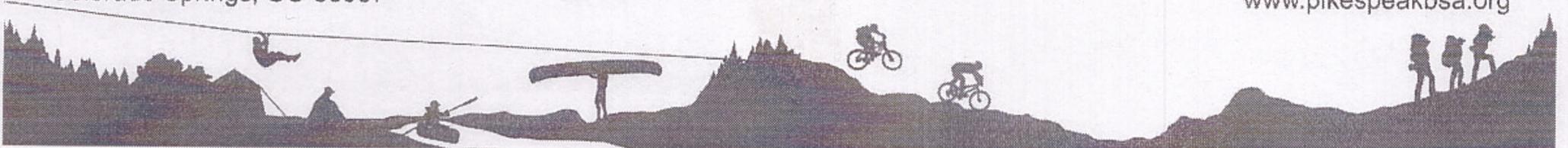
REQUEST, PHASES, AND JUSTIFICATION:

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.

985 W Fillmore Street
Colorado Springs, CO 80907

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☎ (719) 634-1584
www.pikespeakbsa.org



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.

Requested Clarification: "Provide justification and explanation of why 22 spaces is adequate within the Letter of Intent, also provide exact dimensions of each parking spaces. Please provide justification and explanation and an explanation of why 22 spaces is adequate. Also explain how the parking spaces will be delineated/marked as this is a gravel lot."

Required number of parking spaces for our requested use is not called out in the tables in the code in Chapter 6. We laid out a number of spaces that would fit easily into the area of the parking area. Our groups usually have 20 to 30 people and we typically have room for 2 groups at a time. Smaller groups would allow for more groups but normal capacity would be 60. Scout Troop typically carpool with one leader driving with 2 or 3 youth in the car (3 to 4 per car). So using 60 participants divide by average people per vehicle gives us a requirement for 15 to 20 spaces.

The spaces were determined by allowing for a slot width for each vehicle of 10 feet and depth of 19 feet. Drive down the middle is 22 feet wide.

The spaces will be delineated by wood post buried in ground at the front end of every space. Side lines may be painted on the ground with marking paint. Paint may need to be updated during season. (Added May 29, 2020)

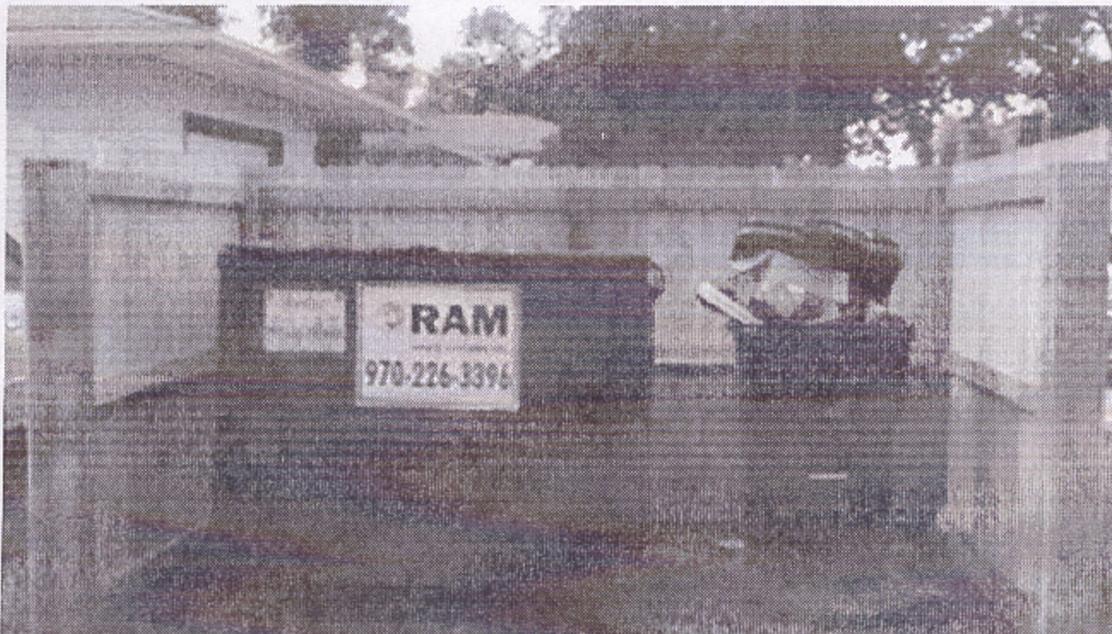
Environmental Issues: Glen Aspen Ranch and its facilities currently pose no threat to the general wildlife population. The only wetland on the property is a small stream that runs from the south boundary and along the west side of Loy Creek Road. The developed area covers less than 2 acres of the 200 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.

Requested Clarification: **“Provide a detail with elevations and materials of the dumpster enclosure.” The purpose of this enclosure is to provide visual harmony with the surrounding community and block view of the dumpster from those passing the property from the road.**

Our dumpster is bear proof with padlocked bars on each opening. Dumpster enclosure will be 3 sided wood fencing with the back side open to the forest. The front side will be gates to allow access to the removal company. We will use the following materials:

4 x4 post, 2x4 rails, cedar fence pickets 6ft tall, concrete for posts, dimensions 10ft x 10ft X 6ft.

Similar to the photo below.



Existing Site Utilities (Water and Waste Water): *We do not have a potable water source on property at this time. All campers and volunteers are required to bring their own drinking water. When we have large training courses on property we take our potable water tank to Woodland Park where it is filled by the City of Woodland Park under a cooperation agreement. This usually only happens for 2 to 3 weeks each summer. The water tank is refilled daily to insure fresh and safe drinking 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. *The septic permit was issued on March 1, 2010 under Permit Number 0023934. A copy of the permit is attached.* We rent portable restrooms seasonally to support our campers

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 have installed a Knox box with keys for all structures. NETCO is the responding agency with the key for our Knox box. We have 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. The letter of commitment is attached.

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.

Requested Clarification: “Provide an ADA route on the site plans that show circulation from the parking lot to the cabin and provide that route in the legend.”

Site plan was updated with path from parking to Homestead. Comment added May 29, 2020.

SPECIAL USE REVIEW STANDARDS:

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

This proposal is consistent with the Ute Pass Small Area Comprehensive Plan

Consider the following:

This goal and Objectives can be found on page 9 of the Master Plan.

Goal: The preservation and protection of natural and scenic qualities of Ute Pass.
Objective 3: Provide recreational opportunities that are community-oriented.
The Glen Aspen Ranch mission is to support the Scouts in the community with recreation including Geocaches and Orienteering courses. We teach them the Leave No Trace principles in protecting the natural qualities of the area.

Objective 8: Maintain existing wildlife access through the Pass and provide more where necessary.

The Glen Aspen Ranch protects the wildlife in the area. We do not allow hunting on our property. The elk herd visits the property every year. Mountain lion, fox, deer and hawks are but a few of the wildlife present on our property for over 12 years.

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

Consider the following:

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

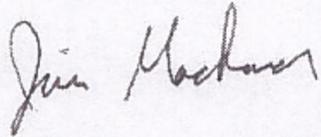
The proposed use will not be detrimental to the public health, safety or welfare.

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.

Revised: May 29, 2020

Respectfully Submitted



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

Attachment: Onsite Waste Water System Permit dated 3/1/2010

Attachment: NETCO Letter of Support 4/28/2020

**EL PASO COUNTY
DEPARTMENT OF HEALTH AND ENVIRONMENT
301 S Union Blvd, Colorado Springs, Colorado 719-575-8635
ONSITE WASTE WATER SYSTEM PERMIT**

OWNER NAME: THE PIKES PEAK COUNCIL INC BOY SCOUTS OF AMERICA PERMIT NUMBER: 0023934
 ADDRESS: 11050 LOY CREEK RD
 CITY, STATE, ZIP: WOODLAND PARK, CO 80863 DATE PERMITTED: 03/01/2010
 PHONE NUMBER: (719) 634-1584 (Work Phone)

This permit is issued in accordance with 25-10-207 Colorado Revised Statutes. PERMIT EXPIRES upon completion-installation of sewage-disposal system or at the end of twelve (12) months from date of issue - whichever occurs first -(unless work is in progress). If both a building and an ISDS permit are issued for the same property and revokable if all stated requirements are not met. Sewage disposal system to be installed by an El Paso County Licensed System Contractor or the property owner.

THIS PERMIT DOES NOT DENOTE APPROVAL OF ZONING AND ACREAGE REQUIREMENTS.

PERMIT EXPIRATION DATE: 03/01/2011
 Expires twelve months from date of issue

WATER SOURCE: Well or Spring

Cathy Negley

MINIMUM SEPTIC TANK SIZE: 1250 GALLONS MINIMUM ABSORPTION AREA REQUIRED 468 SQ FT

PLANNING DEPARTMENT ENUMERATION FLOOD PLAIN WASTEWATER

COMMENTS:

*** FOR INSPECTIONS CALL 719-575-8699 BEFORE 8:30 A.M. OF THE DAY TO BE INSPECTED. (WEEKENDS & HOLIDAYS EXCLUDED) LEAVE THE ENTIRE SEWAGE DISPOSAL SYSTEM UNCOVERED FOR FINAL INSPECTION**

INSTALL LEACH FIELD IN AREA OF NEW PERCOLATION TEST DATED 2/19/10. LEACH FIELD MUST BE INSTALLED NO DEEPER THAN 48 INCHES BELOW NATIVE GROUND SURFACE. ENSURE THAT LEACH FIELD IS INSTALLED AT LEAST 10 FEET FROM PROPERTY LINES, 100 FEET FROM ANY WELL AND 50 FEET FROM ANY BODY OF WATER. VEHICULAR TRAFFIC IS NOT RECOMMENDED OVER LEACH FIELD. IF A DRIVEWAY GOES OVER ANY PART OF LEACH FIELD, IT IS RECOMMENDED TO USE SCHEDULE 40 PIPE.

The Health Office shall assume no responsibility in case of failure or inadequacy of a sewage-disposal system, beyond consulting in good faith with the property owner or representative. Free access to the property shall be authorized at reasonable time for the purpose of making such inspections as are necessary to determine compliance with requirements of this law.

FOR ADMINISTRATOR USE ONLY

Permit Ready: Called 3/4/2010 *[Signature]* Mailed
 Final Inspection Requested: BY: called 591-6505 Mike w/ p/u thus Date Called In:
 Phone # afternoon. Septic Site will be ready:

EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT
INDIVIDUAL SEWAGE DISPOSAL SYSTEM INSPECTION FORM

Permit # 0023934
Date 6/21/10

APPROVED: Yes No Environmental Health Specialist: Sarah Brustkern

Address 11050 Loy Creek Rd Woodland Park, CO 80863 Owner Pikes Peak Council Inc; Boy Scouts of America
Legal Description SW4NW4 17-12-68
Residence # Bedrooms 3 Commercial System Installer POC-Mike Caruthers

SEPTIC TANK:

Commercial Noncommercial Construction Material Plastic-Infiltrator Capacity Gallon 1250

DISPOSAL FIELD:

Trench: Depth (Range) _____ Width _____ Total Length _____ Sq. Ft. _____
Bed: Depth (Range) _____ Length _____ Width _____ Sq. Ft. _____
Depth of Rock _____ Under PVC _____ Type of cover on Rock _____

DRYWELLS:

of Pits _____ Rings (Pit 1) _____ Rings (Pit 2) _____ Working Depth #1 _____ #2 _____
Size (L x W) #1 _____ #2 _____ Total Sq. Ft. _____

ROCKLESS SYSTEMS:

Standard Chamber: Type stand. Infiltrator #Chambers 21 Sq. Ft./Chamber 15.5 Bed Trench
High Profile Units: Type Chamber _____ #Chambers _____ Sq. Ft./Chamber _____ Bed Trench
Reduction Allowed 40 % Sq. Ft. Required 468 Depth (Range) 36"
Sq. Ft. Installed 325 Equivalent Sq. Ft. Installed with Reduction 541
Engineer Design: Y (N) Engineering Firm _____
Approval letter provided? Y N

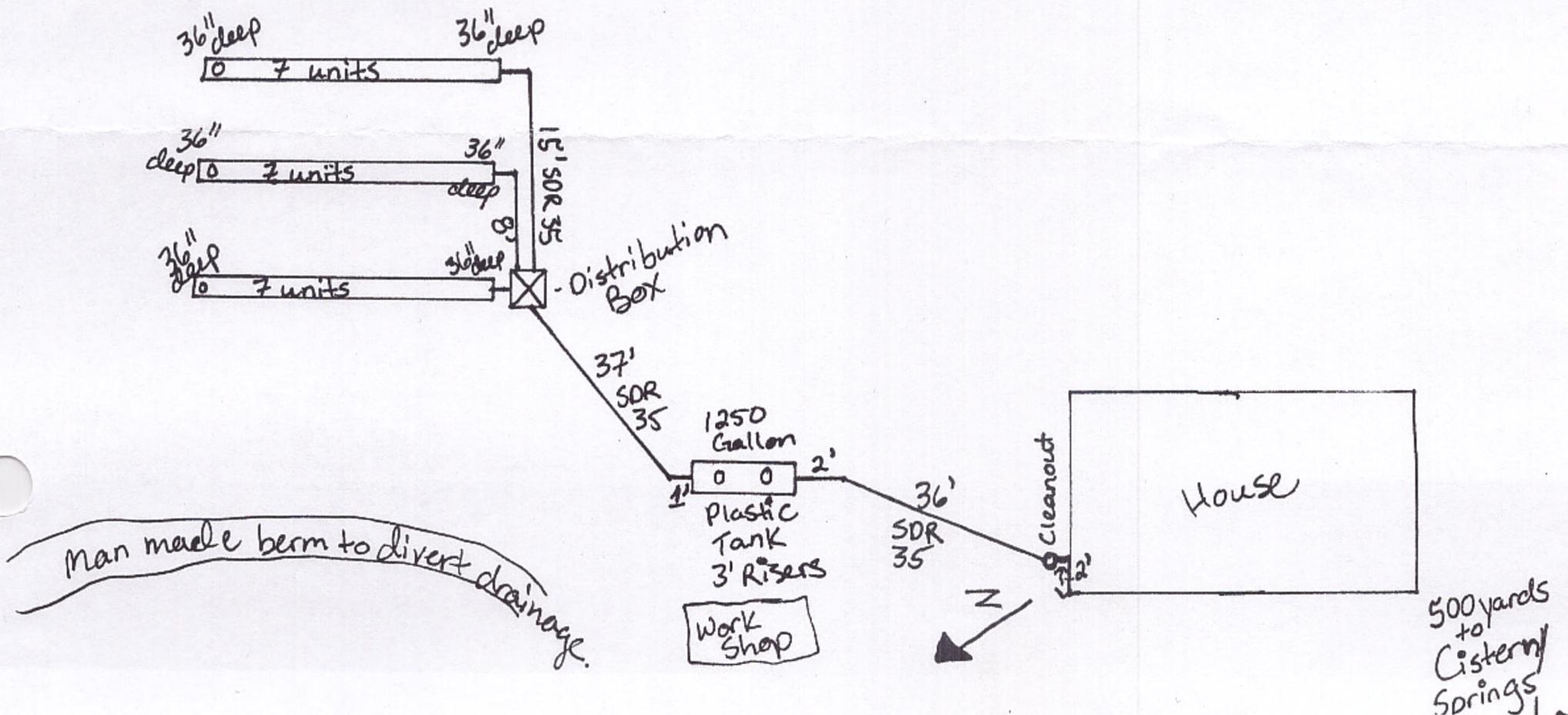
Well installed at time of septic system inspection? (Y) N Public Water? _____

*Approval will be revoked if in the future the well is found to be within 50 feet of the septic tank and/or 100 feet of the disposal field.

NOTES: Not drawn to scale. System meets the requirements for a 3-bedroom residence with no clothes washer or garbage disposal.

•All pipe is SDR 35

Loy Creek Rd



**NORTHEAST
TELLER
COUNTY**



**FIRE
PROTECTION
DISTRICT**

OFFICE OF THE CHIEF
Tyler Lambert

Pikes Peak Council BSA
985 W. Fillmore St
Colorado Springs, CO 80917

Date: April 28, 2020

Subject: Letter of Intent

Dear Jim Machamer,

The purpose of this letter is to provide you a commitment to respond to any type of emergencies on your property at 11050 Loy Creek Road, Woodland Park CO 80863, known as "Glen Aspen Ranch". A portion of the Ranch is in Teller County and our Fire District, therefor we will support you anyway we can.

We have been working with Mike Caruthers your Glen Aspen Ranch Coordinator over the past year to conduct a fire safety inspection of your facilities and we made recommendations to improve the safety of your buildings. We suggested that you acquire a Knox Box and install it at the gate so we can get access even when no one is at the property. Mike acquired the box and we identified that we would be the responding department. Mike has the keys duplicated and we will be meeting with him next week to lock the keys and contact information in the box.

Please free to contact myself if you have any questions.

Sincerely,

Tyler Lambert, Fire Chief