

Letter of Intent for Site Development Plan

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Revised 9/20/24, 11/13/24, 1/31/25

El Paso County Planning and Community Development Department

2880 International Circle
Colorado Springs, CO 80910

RE: File No. PPR2443 (Site Development Plan - Monument Glamping I)

Purpose and Scope

This letter serves as the Letter of Intent for the Site Development Plan of Monument Glamping I. The purpose of this plan is to outline the development of our glamping site located at 16315 Rickenbacker Avenue, Monument, CO, and ensure it aligns with the El Paso County zoning and development regulations.

Project Description

Monument Glamping I is an existing recreation camp operating on a 6.44-acre property zoned RR-5 (Residential Rural). The site development plan includes:

1. **Expansion of Glamping Sites:** A phased development and this SDP is reflecting Phase 1 of development and the number of sites is not being increased during this SDP, and hard sided structures are being added.
2. **Infrastructure Enhancements:** Installation of high-quality opaque screening for privacy and an improved layout for optimal site utilization.
3. **Sanitation Facilities:** Expansion and enhancement of onsite wastewater treatment facilities to accommodate the increased number of sites.
4. **Access and Transportation:** Continued use of Rickenbacker Avenue for site access with internal driveways providing access to individual glamping sites.

Goals and Compliance

The primary goal of this site development plan is to provide a unique, low-impact recreational experience while maintaining harmony with the surrounding rural residential area. Our development will:

- **Enhance Visitor Experience:** A phased development and this SDP is reflecting phase 1 of development and the number of sites is not being increased during this SDP, and hard sided structures are being added.
- **Maintain Aesthetic Value:** Implementing opaque screening and strategic site placement to ensure privacy and maintain the natural beauty of the area.
- **Support Local Tourism:** Expanding accommodations to attract more visitors, thereby supporting local businesses and tourism in El Paso County.

Compliance with Zoning and Development Regulations

- **Zoning:** The project complies with the RR-5 zoning regulations, which allow for recreation camps with special use approval (approved June 2024).
- **Sanitation:** The expansion of the onsite wastewater treatment system will comply with El Paso County Public Health requirements.
- **Access and Transportation:** Adequate access will be provided via existing roads without causing traffic congestion or hazards.
- **Environmental Impact:** The project will not negatively impact air, water, light, or noise pollution, adhering to all local, state, and federal regulations.

Phased Development

The development of Monument Glamping I will occur in two phases:

- **Phase 1:** This phase will update the existing 8 units to comply with the Special Use permit requirements. This includes having 5 tent units and 3 hard-sided structures. All necessary building permits will be updated during this phase.
- **Phase 2:** This phase will add 4 additional units to the glamping site. Road Impact Fees will be paid during this phase, as the original fees have already been paid.

In summary, the Site Development Plan for Monument Glamping I aims to provide high-quality, sustainable outdoor recreation in alignment with the county's development goals. We are committed to enhancing the local tourism infrastructure while preserving the rural character of our property.

Thank you for considering our application. We look forward to your positive response and are available for any further information or site visits as required.

Sincerely,

Chris Jeub
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UPDATE: Review comments from EPC Stormwater Review

EPC DPW Stormwater comments have been replied to in this submission. Revised maps were made by All Terrain Engineering in coordination with Chris Jeub, applicant. The following are summaries:

Review:

- EPC DPW Stormwater comments have been provided (in orange text boxes) on the following uploaded documents: - LOI - PBMP Applicability Form - PBMP Applicability Map Please provide the following document(s) upon resubmittal (the planner will send an upload request): - Drainage Memo. Just a brief discussion of the impacts to drainage. Include your already created PBMP Applicability Map and Rational Method Calcs. Reviewed by: Glenn Reese, P.E. Stormwater Engineer III 719.675.2654
GlennReese@elpasoco.com

Responses to Comments from PBMP Applicability Map:

- **Show & label all existing structures. I counted 8 existing structures on aerial imagery that are not show on this map.** —A new map titled “Existing Conditions” lays out the existing MG1 as of January 18, 2025. We hope this serves as a base understanding for Stormwater.
- **Additionally there are roadway disturbances seen on aerials on the eastern half of the parcel that are not shown on this map.** —The original map was not closely surveyed, but these maps included an overlay of an aerial map (by All Terrain Engineering) of the property. All roadway disturbances are now accurately mapped on all three of the maps.
- **For both cases (existing structures and roads), if they are to be demo'd and returned to pre-existing conditions and re-vegetated, then make such a note on this map to document that.** —The additional maps “Phase 1” and “Phase 2” show how we plan to develop.

Responses to Comments from Letter of Intent for Site Development Plan

- **Please address drainage impacts.** —Impacts are addressed on the maps.
- **State total proposed soil disturbance.** —Disturbance of current property, phase 1 and phase 2 are indicated on the maps.

UPDATE: Review comments from El Paso County Health Department

Three comments by EPCPH have been addressed:

1. **Is this still “glamping” or cabin rentals?** All eight units in Phase 1 (3 hard-sided structures, 5 tents) are considered "glamping" structures. They are not cabins.
2. **The hard sided structures are pending approval by EPCPH. The addition of plumbing fixtures will alter wastewater flow calculations. The onsite wastewater treatment system (OWTS) engineer must coordinate the use of plumbing fixtures, if any, in these structures with the El Paso County Public Health, Water Quality Program Manager.** Stormwater commented in December and Nicholas Jokerst of Alt Terrain Engineering responded to their concerns, included in this submission.
3. **The site lacks an approved OWTS design; therefore, currently wastewater service for the project is not approved.** We addressed OWTS in the first submittal but failed to schedule a final inspection. To supplement, we worked with Pablo Bolaños at 3 Rocks Engineering to make sure our current septic meets the demand of the upgrade to Monument Glamping. We submitted Pablo's analysis back in August and it is part of our site development submission. The original letter stamped by 3 Rocks Engineering is included in this submission. The original engineer D&D Engineering evaluated the septic system and has written their letter of approval, attached in this submission.

UPDATE: Explanations of Site Plan Modifications

Some notable changes to the site plan show modifications that will adjust to concerns from the County as well as logistical changes on the property.

- Phases. Two maps are now submitted in the Site Plan: Phase 1 and Phase 2. The first map (Phase 1) establishes three hard-sided structures, two premium tents, and three off-grid tents. The second map (Phase 2) adds the four additional structures, transitioning the two premium tents to hard-sided structures and adding two tents nearer the other off-grid tents.
- Barn. The barn was something dropped from earlier plans to make room for structures, but it has been brought back to the plans. We will have only 11 glamping structures with the option to use the 12th as a loft on the barn. The barn will not be constructed till a later date following this site development.
- Parking Lot. We removed the parking lot from the off-grid area, instead offering individual parking spots for each unit.
- ADA Units. One of the off-grid tents and one of the hard-sided structures will be compliant to ADA standards.