

SPECIAL USE (RECOMMEND DISAPPROVAL)

Mr. Trowbridge moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. AL2321

MONUMENT GLAMPING 1 - SPECIAL USE MODIFICATION
(2024 : NEW SUBMITTAL WITH PROPOSED CHANGES)

WHEREAS, Chris Jeub (Vertex Consulting), did file an application with the Planning and Community Development Department of El Paso County for approval of a Special Use to allow a modification to the previously approved file number AL223, Recreational Camp, to allow for an increase from 8 to 12 sites and allowing for hard sided structures in addition to yurts and tents 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 this Commission on June 6, 2024; 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, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
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;

6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and
7. That for the following reason(s), the proposed Special Use is not in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County: *(check all that apply)*
 - a. That the proposed special use does not conform to Chapter 5, Use and Dimensional Standards, Section 5.3.2, Special Use, of the El Paso County Zoning Resolutions.
 - b. The special use is not consistent with the applicable Master Plan.
 - c. That the special use is not consistent with the intent and purposes of the zoning district where the use is proposed to be located or does not conform to the approved development plan.
 - d. The special use will not be in harmony with the character of the neighborhood, and compatible with the existing and allowable land uses in the surrounding area;
 - e. That the special use will not result in an over-intensive use of land.
 - f. That the special use will not overburden or exceed the capacity of public facilities and services or, in the alternative, the special use application demonstrates that it will not provide adequate public facilities in a timely and efficient manner.
 - g. That the special use will create undue traffic congestion or traffic hazards in the surrounding area, and does not have adequate, legal access.
 - h. That the special use will cause significant air, water, light, and/or noise pollution.
 - i. That the special use will otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County.
 - j. That the special use does not or will not conform to all other applicable County rules, regulations or ordinances.
 - k. That 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.
8. That for the above-stated and other reasons, the proposed special use is not 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 petition for approval of a Special Use to allow a modification to the previously approved file number AL223, Recreational Camp, to allow for an increase from 8 to 12 sites and allowing for hard sided structures in addition to yurts and tents within the RR-5 (Residential Rural) zoning district, as submitted by Chris Jeub (Vertex Consulting), in the following described unincorporated area of El Paso County be disapproved.

AND BE IT FURTHER RESOLVED that this Resolution and recommendations be forwarded to the Board of County Commissioners of El Paso County for its consideration.

Mr. Whitney seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / <u>no</u> / non-voting / recused / absent
Sarah Brittain Jack	aye / <u>no</u> / non-voting / recused / absent
Jim Byers	<u>aye</u> / no / non-voting / recused / absent
Jay Carlson	<u>aye</u> / no / non-voting / recused / absent
Becky Fuller	<u>aye</u> / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / <u>non-voting</u> / recused / absent
Brandy Merriam	aye / no / non-voting / recused / <u>absent</u>
Eric Moraes	<u>aye</u> / no / non-voting / recused / absent
Bryce Schuettpeiz	<u>aye</u> / no / non-voting / recused / absent
Wayne Smith	aye / no / <u>non-voting</u> / recused / absent
Tim Trowbridge	<u>aye</u> / no / non-voting / recused / absent
Christopher Whitney	<u>aye</u> / no / non-voting / recused / absent

The Resolution was adopted by a vote of 7 to 2 by the Planning Commission of the County of El Paso, State of Colorado.

DONE THIS 6th day of June 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By:


Thomas Bailey, Chair

EXHIBIT A

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