

BOCC

RESOLUTION NO. 24-253

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

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

WHEREAS, Chris Jeub, did file an application with the El Paso County Planning and Community Development Department 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 the El Paso County Planning Commission on June 6, 2024, upon which date the Planning Commission did by formal resolution recommend disapproval of the application with conditions and notations; and

WHEREAS, a public hearing was held by this Board on June 27, 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, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The application was properly submitted for consideration by the Planning Commission and Board of County Commissioners.
2. Proper posting, publication and public notice was provided as required by law for the hearing before the Planning Commission and Board of County Commissioners.
3. That the hearings before the Planning Commission and Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.
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.

WHEREAS, pursuant to Section 5.3.2 of the El Paso County Land Development Code, as amended, in approving this special use, this Board considered one or more of the following criteria:

1. The Special Use is generally consistent with the applicable Master Plan;
2. The Special Use 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;
3. The impact of the Special Use 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;
4. The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;
5. The Special Use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;
6. The Special Use will not otherwise be detrimental to the public health, safety, and welfare of the present or future residents of El Paso County; and/or
7. The Special Use conforms or will conform to all other applicable County rules, regulations, or ordinances.

NOW, THEREFORE, BE IT RESOLVED, that the El Paso County Board of County Commissioners, Colorado, hereby approves the application for 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 with the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Approval is limited to the recreation camp, as discussed, and depicted in the applicant's letter of intent and site plan drawings.
2. No generators are to be utilized on sites located within 200 feet of the property line to ensure noise impacts are reduced to adjacent properties.
3. All exterior lighting shall be turned off between the hours of 10pm and 6am.
4. Quiet hours are between the hours of 10pm and 6am.

5. The applicant shall be required connect all sites to an individual or community on-site septic system(s) approved by El Paso County Health Department and depicted on the Site Development Plan unless the site is depicted as a tent-site only.
6. At the Site Development Plan submittal, the applicant shall provide an updated septic permit reflecting the requested 12 sites or specify specific sites as tent sites only that do not require septic permitting.
7. Any outstanding road impact fees will be due at the time of the submittal for the site development plan (In accordance with BOCC Resolution 19-471 (as amended)).
8. The applicant shall receive approval of a Site Development Plan to include a utility plan within one-hundred and twenty (120) days of Special Use approval. The deadline for receipt of approval of the Site Development Plan may be extended by the PCD Director, at his or her discretion, if the Director finds that the applicant has made a good faith effort to secure such approval.
9. All hard-sided structures/containers shall be limited to a footprint size of 260 square feet (not including decks, unenclosed porches, etc.).
10. The 5th wheel occupying site 12 shall be removed prior to approval of the associated site development plan, but no later than January 1, 2025.
11. All hard-sided structures shall be limited in height to 20 feet as measured from finished grade per the County's definition of building height.
12. Sites 4, 5, 8, 9, and 10 as depicted on the Special Use Site Plan, shall be limited to tents only. Hard-sided structures shall not be placed or constructed on these sites.

NOTATIONS

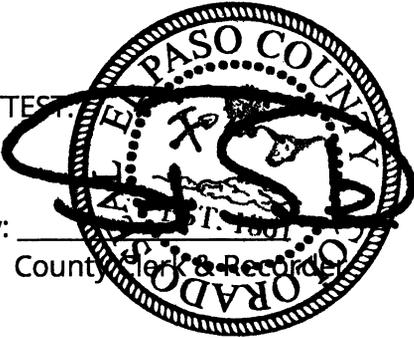
1. Special Use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification, or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or Special Use conditions/standards are being violated, preceded by notice and public hearing.
3. If the Special Use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 27th day of June 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

By: *Comi Brewer*
Chair

ATTEST: The seal of El Paso County, Colorado, is circular with a double-line border. The outer ring contains the text "EL PASO COUNTY" at the top and "COLORADO" at the bottom. The inner circle features a central emblem depicting a landscape with a mountain, a river, and a sun. Below the emblem, the text "COUNTY CLERK & RECORDS" is visible. The seal is partially obscured by the "ATTEST:" text and the signature line.

By: _____
County Clerk & Records

EXHIBIT A

LOT 2 BLK 1 VANS SUB