

Monument Glamping I

Special Use Application

Letter of Intent



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of the American Glamping Association



TRI-LAKES

CHAMBER OF COMMERCE
ECONOMIC DEVELOPMENT
VISITOR CENTER

March 3, 2024

PCD File No.: AL2321

VERTEX
Consulting Services

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Colorado Springs, CO 80903-3672
719-733-8605

OWNER/APPLICANT: Chris and Wendy Jeub
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Monument, CO 80132
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chrisjeub@gmail.com

PLANNER: Vertex Consulting Services, LLC
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PROPERTY ADDRESS: 16315 Rickenbacker Avenue
Monument, CO 80132

TAX SCHEDULE NO: 71270-01-011

ACREAGE: 6.44 acres

ZONING: RR-5 (Residential Rural)

PROJECT DESCRIPTION:

Monument Glamping I is an existing recreation camp located 0.13 miles southeast of the Rickenbacker Avenue and Doolittle Road intersection along the east side of Rickenbacker Avenue and is addressed as 18045 Highway 83, Colorado Springs, Colorado. A request for a special use for the recreation camp was approved administratively by the PCD Director on July 22, 2022 (PCD file no. AL223). The site plan associated with the special use identified eight (8) sites on the property, an existing residence, and a proposed agricultural barn. The plan also depicted the approximate location of a new onsite wastewater treatment system located outside of the boundaries of Monument Creek.

This request for approval of a special use is to allow for changes to an existing recreation camp. The changes are intended to address concerns that have been brought up regarding the use of non-tent structures at some of the recreation camp sites. The associated site plan depicts the additional of high-quality opaque screening as well as a more strategic layout of the overall recreation camp. Lastly, this application includes a request to increase the existing recreation camp from 8 to 12 sites (see included site plan) to help offset the costs associated with providing better site screening and to offer increased accommodations to travelers visiting the area.

Access to the property will continue to be from Rickenbacker Avenue and access to each of the camping sites will still occur via internal driveways. Most of the camping sites are/will be served by an onsite water distribution system utilizing a groundwater well and an onsite wastewater treatment system. Three of the sites located within the 100-year floodplain of Monument Creek cannot and will not be served by individual wastewater systems; therefore, visitors staying in those

locations will be required to use a community bathroom facility served by the onsite wastewater treatment facility. There is an existing single family residential dwelling on the property built in 1979 which is anticipated to remain.

SITE SIZE, TOPOGRAPHY, ZONING, AND LOCATION:

The 6.44-acre property, zoned RR-5 (Residential Rural), includes a variety of existing vegetation, including scrub oak, native grasses, and riparian species along Monument Creek, which meanders along the eastern portion of the property flowing from north to south. The property slopes considerably from west to east towards Monument Creek, which creates naturally secluded areas along the Creek that are generally not visible from Rickenbacker Avenue to the west. The property is surrounded on three sides by properties also zoned RR-5. Each of the RR-5 zoned properties adjacent to the Monument Glamping I site have been developed with a single-family residence. The other side (east) is adjacent to a new suburban residential neighborhood within the Town of Monument known as the Willow Springs development.

LAND DEVELOPMENT CODE ANALYSIS

Table 5-1 of the El Paso County Land Development Code identifies a “Recreation Camp” as being allowed in the RR-5 zoning district with approval of a special use. The Code also requires administrative approval of a site development plan prior to initiating the Recreation Camp land use.

Section 1.15 of the Land Development Code defines “Recreation Camp” as:

“A place used as a destination point for visitors, for vacationing or other recreational purposes which may include permanent structures and temporary facilities such as tents or yurts for the use of guests which facilities may contain cooking facilities and are used for temporary occupancy (not to exceed 30 consecutive days or a total of 90 days in 1 calendar year). This term shall not be interpreted to include hotels, motels, restaurants, and theaters but would include land uses commonly considered as campgrounds, dude ranches, resorts or retreats.”

The Monument Glamping I Recreation Camp is not proposed to include a hotel, motel, restaurant, or theater. Instead, the Recreation Camp is planned to offer temporary, over-night accommodations to customers visiting the site through the use of permanent and/or temporary facilities pursuant to the allowances provided in the definition of “Recreation Camp”.

Unlike a number of land uses requiring approval of a special use in certain zoning districts and compliance with “Use Specific Development Standards”, the Land Development Code does not include “Use Specific Development Standards” for a Recreation Camp. This means that the applicable review criteria for approving a Recreation Camp is limited to the seven (7) criteria listed in Section 5.3.2, Special Use, of the Code. The following paragraphs include the applicable criteria as well as a detailed analysis of how the Monument Glamping I Recreation Camp complies with each criteria.

Special Use Review Criteria #1: The special use is generally consistent with the applicable Master Plan

Chapter 1 of Your El Paso Master Plan (2021) states that the Plan is “general in nature-it cannot tackle every issue in sufficient detail to determine every type of necessary action.” In addition, Chapter 1 goes on to state that the Plan “is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific actions to achieve both County-wide and local area objectives.” When taken together, these statements suggest that the Plan may only provide guidance on certain topics at a higher level, which is naturally inherent in comprehensive planning. They also suggest that topics that are on more of a micro level, such as where to locate new or unique land uses like Monument Glamping, may not be specifically addressed in the Plan. Recreation camps, glamping, and other similar land uses offering unique experiences associated with providing overnight accommodations are not specifically discussed in the Plan, but there are a number of goals and policies that provide higher level guidance on how the County views such uses. These goals and policies have been included and addressed in more detail in the following analysis.

Chapter 3 – Land Use

Chapter 3 of the County’s Master Plan includes many of the fundamental principles, goals, and recommendations for growth and development in El Paso County. A layered approach for evaluating new growth and development in the County established in the Plan. The approach includes assessing development and proposed land uses by first determining if it impacts or is impacted by a Key Area within the County. Second, the Plan identifies areas within the County based upon the likelihood of change, which ranges all the way from areas to be protected or conserved up to areas that are likely to experience new development, and everything in between. Finally, Chapter 3 includes a series of Placetypes that are intended to capture the character of an area, both as it exists today and as it is intended to function in the foreseeable future. The following is an analysis of the proposed Monument Glamping I recreation camp pursuant to each of the land use assessment “layers” included in Chapter 3:

Key Area Analysis: “Tri-Lakes”

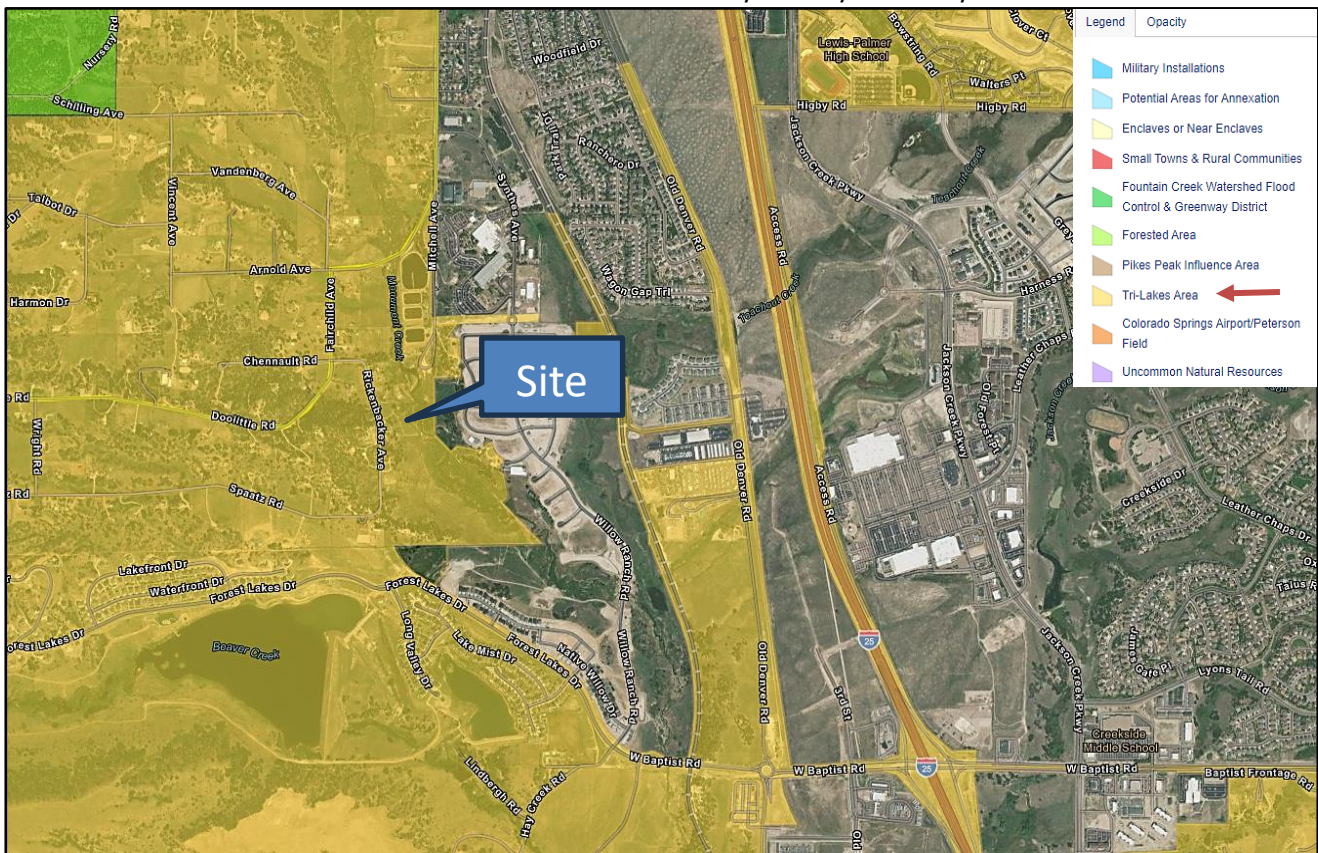
The property is located within the Tri-Lakes Key Area. The Plan describes the key area as follows:

“Tri-Lakes is the northern gateway into the County along Interstate 25 and Highway 83. It is situated between Pike National Forest, the United States Air Force Academy, and Black Forest. With significant suburban development and some mixed-use development, this Key Area supports the commercial needs of many of the residents in northern El Paso County. Tri-Lakes also serves as a place of residence for many who commute to work in the Denver Metropolitan Area. It is also an activity and entertainment center with the three lakes

(Monument Lake, Woodmoor Lake, and Palmer Lake) that comprise its namesake and direct access to the national forest. Tri-Lakes is the most well-established community in the northern part of the County with a mixture of housing options, easy access to necessary commercial goods and services, and a variety of entertainment opportunities. Future development in this area should align with the existing character and strengthen the residential, **commercial**, employment, **and entertainment opportunities** in the adjacent communities of Monument, Palmer Lake, and Woodmoor.” (emphasis added)

The Key Area recommends that additional entertainment opportunities be allowed within the key area. The proposed recreation camp use is consistent with the Master Plan as a compatible commercial use that supports the local tourism industry while providing low-intensity, nature-based entertainment. The Recreation Camp land use was already determined to be consistent with the rural residential character of the RR-5 zoning district when it was designated as a special use in the Land Development Code. The significance of that designation cannot be understated since special uses are commonly considered to be those land uses that the County has already determined to be compatible with the underlying zoning of the property but which may require additional County review due to potential impacts.

Master Plan Exhibit: El Paso County GIS Key Areas Layer

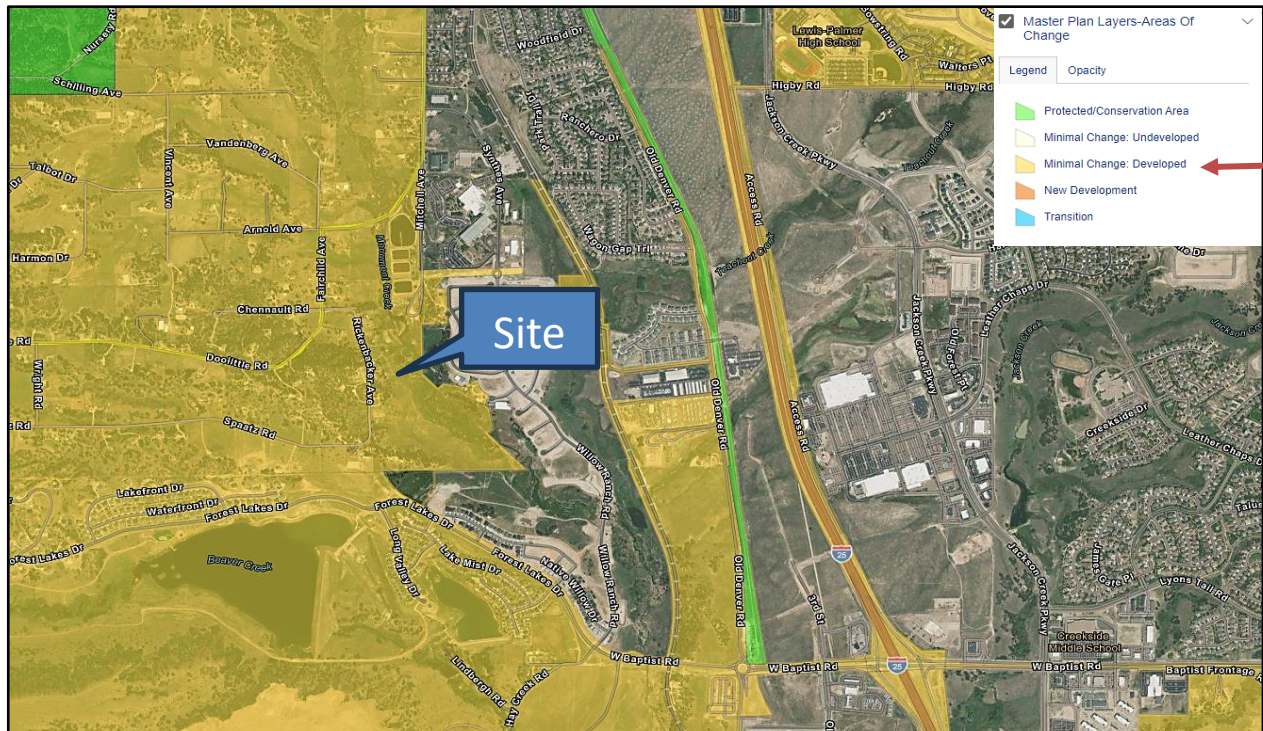


Area of Change Analysis: “Minimal Change: Developed”

The Monument Glamping site is located within the “Minimal Change: Developed” Area of Change within the Plan. Page 21 of the Plan characterizes areas of “Minimal Change: Developed” by stating:

“These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but **may include isolated pockets of vacant or underutilized land**. These key sites are likely to see more intense infill development with **a mix of uses and scale of redevelopment** that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. **Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.**” (emphasis added)

Master Plan Exhibit: El Paso County GIS Areas of Change Layer



There is an existing single-family residential dwelling located on the property. The dwelling was constructed in 1979 and is proposed to remain. There are existing single family residential dwellings located on the adjacent lots to the north (5.01 acres), south (39.58 acres), and across Rickenbacker Avenue to the west (4.96 acres). To the east is the Willow Springs Ranch suburban

residential developed within the Town of Monument. Lots within the Willow Springs development are almost exclusively at sizes less than one-quarter (1/4) of an acre, with many as small as one-eighth (1/8) of an acre. Additional suburban residential development continues to occur approximately one-third (1/3) of a mile to the south and southwest within the Forest Lakes development (located in unincorporated El Paso County). The adjacent and nearby suburban residential development continues to creep closer and closer to this area of the County. The limiting factor to additional urban level development occurring in this area, at least to this point, is the availability of central services, particularly water and wastewater.

However, the potential still remains that many of the lots and parcels in the area, including the subject property, could develop or redevelop if the infrastructure needed to provide such services is extended. When looking at the overall area and the inherent need to provide a logical transition between the urban and rural areas, it seems to make sense to champion the Monument Creek drainage as a natural buffer between the varying areas of development. By proposing a minor expansion of the recreation camp on the property from 8 sites to 12 sites, the owners will continue to maintain a low-impact nature-based use of the property while still remaining consistent with the rural character of the area.

Monument Glamping I will provide an ideal land use transition between the more rural large lot residential area to the west and the suburban residential development in the Town of Monument to the east. The very nature of the recreation camp as a low impact outdoors-based business will continue to help support the County's goal of attracting and accommodating the traveling public who visit the more populated cities in the County while still retaining the rural character that is shared amongst so many of the properties located west of Monument Creek.

The low intensity, rural nature of the Monument Glamping I recreation camp will limit the amount of change on the subject property while still providing for a much-needed land use transition between the urban level development located just east of Monument Creek and the more rural areas in unincorporated El Paso County.

Placetype Analysis: Large-Lot Residential

The property is within the Large-Lot Residential Placetype which includes single-family detached residential as the "Primary" land use. The single-family residential recommendation is consistent with the existing residence on the subject property and the adjacent residential properties. The character of this particular area having the Large-Lot Residential Placetype designation is discussed in more detail below.

PLACETYPE: **LARGE-LOT RESIDENTIAL**

The Large-Lot Residential placetype supports the rural character of the County while providing for unique and desirable neighborhoods.

Character

The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and wastewater utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if: 1.) the overall density is at least 2.5 acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas.

Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.

Land Uses

Primary

- Single-family Detached Residential (typically 2.5-acre lots or larger)

Supporting

- Parks/Open Space
- Commercial Retail (Limited)
- Commercial Service (Limited)
- Agriculture

In addition to detached single-family residential as the “Primary” land use, the Large-Lot Residential Placetype also includes a number of “Supporting” land uses, including parks and open space, agricultural, **limited commercial retail, and limited commercial service uses**. The proposed Monument Glamping I Recreation Camp qualifies as a supporting limited commercial service land use. Monument Glamping I is planned to support many of the tourism goals and policies in the Master Plan by providing a low-intensity commercial service (lodging) while still preserving the rural aesthetic that is a keystone character component of the Large-Lot Residential Placetype. The “Character” description of the Placetype concludes by stating:

“While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.”

The subject property certainly exhibits unique characteristics including the slope of the property from front to back, the natural features along the western boundary between the recreation camp and urban level development in the Town of Monument, and the overall rural nature of the property and the overall general area. The unique transitional value of Monument Glamping I as a rural commercial service land use situated between urban development in the Town of Monument and nearby large lot residential neighborhood in the County allows each area to maintain their existing/developing character despite there being an otherwise abrupt urban/rural interface. Relying on commercial service uses as a transitional land use is not always going to be appropriate within the Large Lot Residential Placetype, but it is uniquely appropriate in this instance given the rural nature of the recreation camp.

Placetype Analysis: Adjacent Incorporated Area

One of the Specific Strategies outlined in the Land Use Chapter of the Master Plan is identified on p. 148. The strategy addresses the issue of land use compatibility in the instance where a property is between, or perhaps on the periphery, of two Placetypes. The strategy calls for the County to:

“Ensure appropriate density and use transitions for new development that occurs between differing placetypes.”

As discussed above, the Monument Glamping I site is located within the boundaries of the Large Lot Residential Placetype; however, it shares its eastern property line with property included within the Incorporated Area Placetype. A casual reading of the text above may indicate that land use allowances and character transition between the two placetypes would only apply to residential uses. However, the language is not that specific and even leaves the conversation open to the more general notion of “differing placetypes” which include both primary and supporting land uses, such as commercial service uses, like Monument Glamping I. Allowing a nature-based, low intensity non-residential use like Monument Glamping I to serve as the de facto transition between more intense urban level development in the Town of Monument and less intense rural development in the County will ensure a much-needed land use intensity transition. The transition will also create an open space buffer, which in this case is the Monument Creek drainageway, while limiting the amount of physical development of the property as compared to other transition areas in the County along municipal boundaries where the land uses intensity transition is often very abrupt and aesthetically disjointed.

Since hospitality and facilities providing overnight accommodations are service-based commercial uses, it is logical to conclude that the Monument Glamping I recreation camp is consistent with both the Large Lot Residential Placetype as well as the Incorporate Area Placetype.

INCORPORATED AREAS

Incorporated Areas are the lands within the boundaries of the eight incorporated cities and towns in El Paso County, the largest of which is the City of Colorado Springs, and the smallest of which is the Town of Ramah in the northeast corner of the County. While the Master Plan will not address new land use and development in these incorporated municipalities, coordination with them will be critical to establishing the placetypes in the unincorporated areas of El Paso County.

Where municipalities border unincorporated Urban placetypes, land uses and infrastructure may be similar. Typically the unincorporated areas provide housing options for residents who work in the incorporated municipalities. As development occurs in unincorporated areas that are directly adjacent incorporated municipalities annexation should be considered. In certain cases, a municipality may own land outside of its contiguous boundary, which is typically used for parks, open space, or utility services.

Placetype Analysis: Summary

Goal LU3 of the Master Plan states that the County should “Encourage a range of development types to support a variety of land uses.” Having low impact, nature-based commercial service land use such as Monument Glamping I located adjacent to incorporated municipalities is supported by this goal, which can be even further enhanced due to the lack of negative impacts experienced between the varied land uses.

For this reason, and the many other reasons stated above, the Monument Glamping I recreation camp should be found to be compatible with the Large Lot Residential and Incorporated Areas Placetypes, Chapter 3, and the Master Plan as a whole.

Chapter 5 – Economic Development

This chapter of Your El Paso Master Plan focuses on strengthening El Paso County’s overall economy “through business collaboration, workforce expansion, and ***new development.***” (emphasis added) “New development” is generally defined by Goal 3.1, which encourages the County to “**Recruit new businesses and spur the development of growing sectors.**”

Perhaps one of the fastest growing, and most consistent, sectors of the local economy is tourism and hospitality. Evidence of this can be seen along many of the major roadway corridors as more and more hotels and tourist destinations are being approved and constructed. Immediate access to national forests and state parks, the Air Force Academy and the other four military installations in El Paso County, as well as the Olympic Museum, Training Facility, and Headquarters generate significant tourism in the region year in and year out. As tourism continues to grow and new industries take shape in the County there will be an ever-increasing need for additional facilities providing overnight accommodations throughout the County. The Monument Glamping I recreation camp will continue to enhance the County’s hospitality inventory while still providing a unique, nature-based experience for visitors that is not commonly found when staying overnight in traditional hotels and motels.

Under the “Business Development” section of Chapter 5, the Plan specifically highlights the importance of small businesses in the County. This section includes language that overwhelmingly supports small entrepreneurial businesses like Monument Glamping I, including the statement on page 73 of the Plan:

“[T]he County should actively support initial efforts to support entrepreneurs and small, new-business startups.”

The success of Monument Glamping I is directly in line with the fundamental goal of the tourism policies of the Plan. Small start-up companies like Monument Glamping I, which have endured the formative years of being in operation and have proven to be successful enough to plan for and invest in their own expansion, are the posterchildren for the County’s desire to support the local

tourism industry. Therefore, approval of a special use to allow for minimal expansion of the existing recreation camp is the most appropriate method by which the County can “actively support” the entrepreneurial efforts of Monument Glamping I. Niche experiences like those that are offered at Monument Glamping I are becoming part of the fabric of a healthy tourism industry, both locally as well as on a nationwide scale, and they should continue to be supported County-wide.

Chapter 10 – Recreation and Tourism

In addition to being consistent with the provisions of Chapter 3 – Land Use of the County Master Plan, the proposed Monument Glamping I recreation camp will overwhelmingly support many of the goals and policies include in Chapter 10 – Recreation and Tourism. The Core Principle for this Chapter is to “**Maintain and expand the County’s recreation and tourism options.**” (emphasis added)

The general “Tourism” section located on page 120 of Your El Paso Master Plan identifies that “**Millions of people visit El Paso County each year**” and according to Visit Colorado Springs approximately \$2.25 billion dollars were spent by tourists in the area in 2018 alone. The significant economic impact of tourism to the Pikes Peak region cannot be understated, particularly as other areas of the Country have struggled through the pandemic and the most recent recession. Those are some the reasons why El Paso County has placed a high level of importance on fostering and expanding the local tourism industry whenever possible. This has traditionally included embracing new methods of providing overnight accommodations for tourists, such as through the adoption of the County’s revised Land Development Code allowing for tiny houses on individual lots and within RV Parks, or through approval of numerous bed and breakfast establishments and recreation camps throughout the County.

Monument Glamping I represents the next best step for El Paso County in allowing the free market to create new, fresh, and unique experiences for visitors spending time in the region. The camp will continue to support so many of the County’s goals aimed at further expanding the tourism industry without creating undue or unmitigated negative impacts on existing land uses. This type of “win-win” scenario strikes a unique land use balance in a rapidly growing area of the County that is not seen in other growing communities or with respect to many other land uses.

In addition to the recommendations discussed above, Chapter 10 also includes the following goal and specific strategies in support of enhancing tourism in the County:

Goal RT1: Support high-quality, sustainable outdoor recreation as a key amenity for residents and visitors.

Goal RT3. Explore projects, programs, and initiatives for enhancing tourism in unincorporated areas.

Monument Glamping I offers “front porch access” to outdoor recreation for visitors to the site. It is also strategically located in close proximity to a number of outdoor amenities, such as Monument Lake, Palmer Lake, Fox Run Regional Park, Black Forest Regional Park, numerous open space areas in El Paso and Douglas Counties, as well as being only a short drive from Pike National Forest.

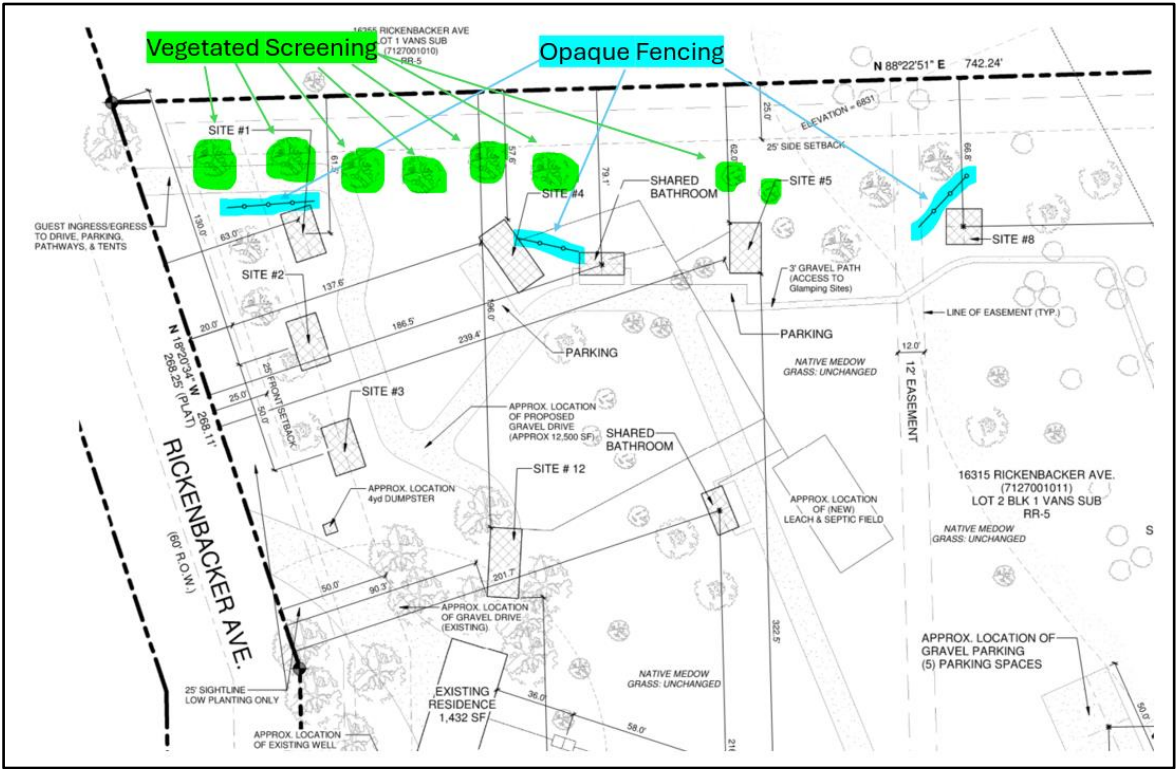
Special Use Review Criteria #2: The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area.

A determination of compatibility is uniquely subjective to the reviewer, particularly with respect to land use. While most of the immediate area remains predominately residential, the urban-level encroachment of the Town on Monument into the area, along with several nearby limited commercial service land uses, suggests that such limited commercial service uses can operate in harmony with surrounding residential uses. This is a dynamic that has been identified and championed throughout the County’s Master Plan, including throughout most of the residential placetypes.

One of the bases for championing the thoughtful integration of limited commercial uses in the Large-Lot Residential Placetype hinges upon whether the proposed commercial use can fit into the form and function of the greater residential area. A lot of discussion has been provided above specific to how Monument Glamping I will fit the general land use function of the area. In addition, however, the proposed recreation camp will fit nicely into the form of the area as it will provide a transition from a more density built environment in the Town of Monument to a more rural, less dense built environment in the County.

The subject property is heavily vegetated along the western and eastern portions of the property, with the middle portion being sloped and moderately vegetated. Four of the sites depicted on the special use site plan are located towards the northern end of the property. The applicant is proposing to utilize a combination of vegetation and opaque fencing to screen these four sights from view from the adjacent property to the north. Several of the sites located more internal to the property have been strategically located so that they can also be screened by the proposed opaque fencing.

The remaining sites are located at a significant distance from existing adjacent residences and/or can be fully or partially screened by vegetation on the property or as a result of the substantial change in topography of the property as it slopes from west to east towards Monument Creek.



Below are photos taken from internal locations on the property showing the substantial existing vegetation, slope, and site setbacks from the respective property lines:



View: Looking west to east along the northern property line (fence)



View: Looking north from Site No. 5 towards northern property line (fence)



View: Looking east towards Site No. 8, Monument Creek, and Town of Monument development



View: Looking north along Monument Creek showing grade change and vegetated buffer



View: Looking southeast along Monument Creek towards the Town of Monument development



View: Looking south towards Site No. 7 (with existing opaque fencing) and the southern property line (located beyond vegetation)



View: Looking west towards Site No. 11 and Rickenbacker Avenue (located beyond vegetation)



View: Looking south from Site No. 11 toward property line and adjacent residence (located beyond vegetation)

Special Use Review Criteria #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.*

The recreation camp, as it exists today and as it is planned to operate with the requested expansion, does not utilize public or quasi-public (e.g., metropolitan district) water or wastewater services. Instead, the camp will continue to be served by an onsite well, permitted with the State of Colorado, and an onsite septic system, permitted with El Paso County Public Health. The projected traffic generated as a result of the proposed expansion of the camp from 8 sites to 12 sites is anticipated to be minimal. El Paso County engineering review staff has not expressed any concerns regarding impacts associated with the minor increase in vehicular trips. An access permit for a second driveway will be submitted concurrent with the site development plan.

In the case of an emergency, fire and ambulance response vehicles will be able to access the 8 existing and 4 proposed sites 12 via Rickenbacker Avenue and onsite internal driveways.

The proposed recreation camp will not burden or even rely on any other public services. No additional public facilities are being required by any of the services providers as a result of this application.

Special Use Review Criteria #4: *The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access.*

The existing recreation camp takes access from Rickenbacker Avenue. Expansion of the recreation camp from 8 sites to 12 sites is not anticipated to create unmitigated traffic congestion or cause the need for roadway improvements. The traffic study was not required by the County as part of the special use application for expansion of the existing recreation camp, which indicates that the anticipated traffic associated with adding four (4) sites to the camp is minimal. The owner paid the road impact fee at the time of the original special use approval. The owner will pay the road impact fee for the additional 4 sites at the time of the site development plan.

A traffic impact study is not required pursuant to ECM Appendix B, ECM Chapters 1.6 and 1.16 as the proposed special use will not result in traffic in excess of 100 ADT or 10 trips at the peak hour, there are no additional minor or major roadways being proposed, there will be no change in the type of traffic to be generated, the subdivision will not result in a change to the LOS for Rickenbacker Avenue, and there is no proposed access onto a State Highway. The ITE identifies that a campground/recreational vehicle park is anticipated to generate 2.7 trips per site in a 24 hour period. The special use is anticipated to result in an average of 32.4 additional trips per day.

Special Use Review Criteria #5: *The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution.*

The applicant has adequate decreed water rights to provide service to the 12 sites proposed as part of the recreation camp as well as enough to continue serving the existing single-family residence. Any requirements by the State of Colorado specific to the decreed water rights or well permitting will be adhered to by the applicant.

The applicant acknowledges and accepts that additional onsite wastewater treatment systems or an expansion of the existing system may be required to serve the expanded recreation camp. The applicant has already begun the process of working with El Paso County Public Health to obtain approval to treat the increased wastewater volume associated with the additional four (4) sites through an onsite wastewater treatment system (OWTS).

The proposed Monument Glamping I recreation camp is not anticipated to create air, water, light, or noise pollution that would otherwise violate any local, state, or federal laws or regulations. County staff has not identified any such potential impacts as result of the proposed recreation camp; therefore, no impact mitigation measures have been discussed or requested.

Special Use Review Criteria #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.*

El Paso County reviewing staff has not identified any potential detrimental impacts that may be caused as a result of operating the proposed recreation camp. The camp will be served by an onsite groundwater well permitted by the State of Colorado pursuant to existing groundwater decrees. All wastewater generated by the use will be appropriately treated via an onsite wastewater treatment system permitted with El Paso County Public Health. As discussed above, safe vehicular access can be achieved via existing access to Rickenbacker Avenue and onsite driveways. The camp is not anticipated to create any negative nuisance-type impacts to present or future residents due to lighting, noise, or odor.

Special Use Review Criteria #6: *The special use conforms or will conform to all other applicable County rules, regulations or ordinances.*

The special use meets all rules and regulations included within the El Paso County Land Development Code. An amended site development plan will be submitted (if required by the County), demonstrating compliance with all applicable sections of the Land Development Code and Engineering Criteria Manual.

FUTURE SITE DEVELOPMENT PLAN:

A site development plan will be required as a condition of approval if the special use is approved. the site development plan application will include a detailed plan identifying the roadway width and surface type, detail regarding total area of disturbance, drainage analysis, detailed screening and landscape plans, parking plan, etc. The purpose of the site development plan process is for County staff to complete a detailed review of the specific property improvements to determine compliance with the non-subjective aspects of the County regulations.