July 29, 2019

NEPCO

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Development Services

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**Reference: Rael Storage Special Use RHOC**

NEPCO is providing the collective input from its membership that includes over 9,000 homeowners, 40 HOAs, and 18,000 registered voters within and around Monument. The purpose of NEPCO, a volunteer coalition of Homeowner Associations in northern El Paso County, is to promote a community environment in which a high quality of life can be sustained for constituent associations, their members and families in northern El Paso County. We collectively address growth and land use issues with El Paso County Planners and the Town of Monument, as well as addressing HOA issues of common interest among the members. NEPCO achieves this by taking necessary steps to protect the property rights of the members, encouraging the beautification and planned development and maintenance of northern El Paso County.

**NEPCO’s comments:**

1. Under the El Paso County Land Development Code (LDC), section 5.1.30(C)(1), the intent of allowing a rural home occupation as a special use is to provide a mechanism by which a business owner or entrepreneur may reasonably establish or expand their home occupation on a large residential or agricultural property in manner that protects neighboring properties from extreme or unreasonable impacts. Since a neighbor has objected to this special use, the application should be forwarded to the BoCC for consideration.
2. According to LDC, section 5.1.30(C)(3), a rural home occupation by special use shall conform to all standards for locating and operating a rural home occupation except as otherwise modified by these standards and the special use approval.
3. Furthermore, under LDC section 5.1.30(B)(5)(a), Outside Storage and Work Areas, the screening standards of Chapter 6 of the LDC shall apply to outside storage areas located on parcels less than 35 acres, and to all outside storage greater than 5000 square feet. Therefore, the screening requirements of LDC, Chapter 6, apply in this instance of 18,000 square feet of outside storage.
4. Under the LDC, section 6.2.2(G)(1)(f), Outside Storage Area Landscaping Requirements:
	1. (i) Site-Specific Landscaping. Required PCD Director approval of site-specific landscaping is required for establishing an outside storage area. Installation of approved site-specific landscaping is required prior to utilizing an outside storage area.
	2. (ii) Site-Specific Landscaping Standards. The site-specific landscaping shall reflect a combination of berms, shrubs, trees, fences or walls which will provide, at maturity, a minimum 6 foot high, 100% opaque screening for the outside storage area.

**NEPCO’s conclusion:**

In order to allow the establishment and/or expansion of this home occupation, even on a large property, the owner is required to protect neighboring properties from extreme or unreasonable impacts. The screening requirements above in paragraph 4 appear very reasonable given the circumstances, especially considering the photos provided in the file by a neighbor.

Thank you for the opportunity afforded NEPCO and the Tri-Lakes area residents we represent to participate in this important effort to encourage prudent and community enhancing development, especially as property uses change in the interface areas between rural and more urbanized communities.

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Paul Pirog Greg Lynd

Vice Chairman, President, NEPCO

NEPCO Transportation and Land Use Committee