

Monument Glamping II

Special Use Application

Letter of Intent



Proud Members

of the American Glamping Association



TRI-LAKES

CHAMBER OF COMMERCE
ECONOMIC DEVELOPMENT
VISITOR CENTER

Originally Prepared: December 1, 2022

Revised: February 5, 2024

PCD File No.: AL2318

VERTEX
Consulting Services

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

OWNER: Randy and Linda Amann
P.O. Box 281
Pleasant Grove, UT 84062

APPLICANT: Chris and Wendy Jeub
16315 Rickenbacker Avenue
Monument, CO 80132
719-660-5781
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PLANNER: Vertex Consulting Services, LLC
455 E Pikes Peak Avenue, Suite 101
Colorado Springs, CO 80903
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PROPERTY ADDRESS: 18045 Highway 83
Colorado Springs, CO
80908

TAX SCHEDULE NO: 61000-00-112

ACREAGE: 5.95 acres

ZONING: RR-5 (Residential Rural)

RESPONSE: the
septic system is
being permitted
through EPC Health.

PROJECT DESCRIPTION:

Monument Glamping II is proposed to be a recreation camp located north of Walden Way and south of Walker Road along the east side of Highway 83 and addressed as 18045 Highway 83, Colorado Springs, Colorado. The recreation camp is planned to include 24 camping sites served by an internal looping driveway, an onsite water distribution system utilizing a groundwater well, a community bathroom facility, and onsite wastewater treatment systems. There is an existing single family residential dwelling on the property built in 1955 which is anticipated to remain.

commercial septic
permit allows 12 sites
are 24 people max
please revise

SITE SIZE, ZONING, AND LOCATION:

The 5.95-acre property, zoned RR-5 (Residential Rural), is heavily treed with mature Ponderosa Pines and is located in close proximity to Monument Academy (located to the north) and to the Walden Preserve development (located to the east). A 5.46-acre property, known as Tract C of the Walden II subdivision, is located immediately adjacent to the east along with a 5.47-acre property, known in part as Tract 3 of the Walden III

subdivision. Both properties are currently zoned RR-5 (Residential Rural). Highway 83 fronts the property to the west separating the Monument Glamping II property from a 40.2-acre parcel also zoned RR-5 located along the west side of the Highway.

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 II 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 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 II 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 II recreation camp pursuant to each of the land use assessment “layers” included in Chapter 3:

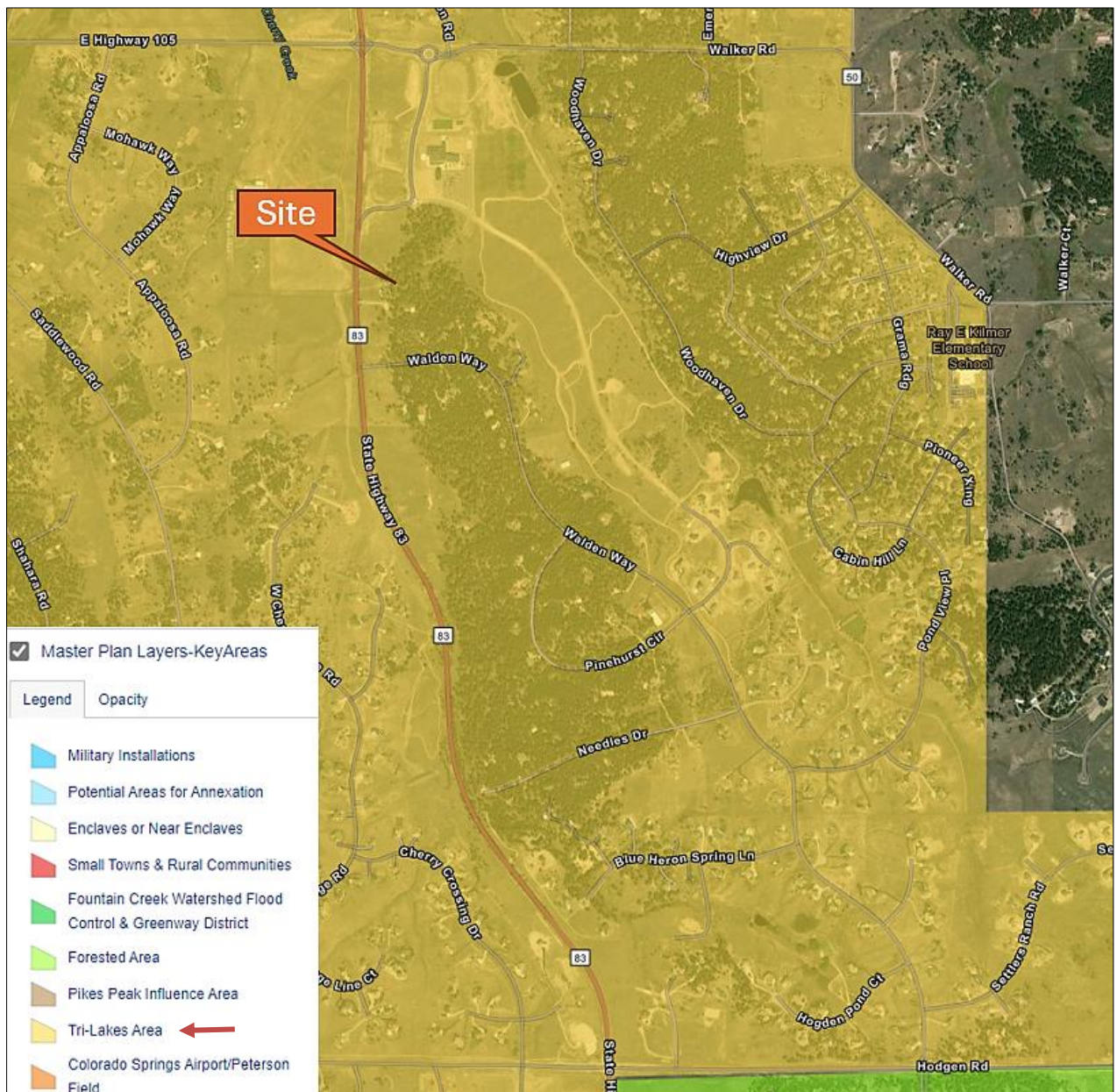
Key Area Analysis

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

The subject property is identified in the Areas of Change map within the Plan as being within the “Minimal Change: Developed” area of change.

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)

There is an existing single-family residential dwelling located on the west side of the property near Highway 83. The dwelling was constructed in 1955 and is proposed to remain. There are several undeveloped parcels adjacent to the property, including the land immediately to the north in the area south of the new Monument Academy school. The area to the north, which is just south of Monument Academy, is zoned RR-5 (Residential Rural) but has been historically identified as being a future location for commercial development, particularly due to it being located at the intersection of Highway 105 and Highway 83. It is very likely that the remaining portion of the property located north of the Monument Glamping II site will develop with non-residential uses, much like the current Monument Academy, or could even include some attached single-family or multi-family residential uses. Monument Glamping, as a recreation camp, will serve as the perfect transition between the anticipated higher-intensity land uses to the north and the existing rural residential single-family residential land use to the south.

Similarly, Monument Glamping II will also provide an ideal land use transition between the 40.2-acre Rael property located across Highway 83 to the west and the Walden Preserve residential PUD (Planned Unit Development) zoned development located to the east. In 2019, the Rael property received approval of a special use for a rural home occupation to allow for an automobile and boat storage yard. A subsequent site development plan to authorize operation of the storage facility was submitted to the County for review in 2022. A horse boarding ranch with RV Storage and an active Airbnb are currently being operated on the property.

The low intensity, rural nature of the Monument Glamping II recreation camp will limit the amount of change on the subject property while still providing for a much-needed land use

transition between areas of recent change (such as Monument Academy and the Rael commercial use property) and existing and planned residential areas which are not likely to experience additional change in the near future.

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



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, which would include the existing residence on the subject property and the adjacent residential lots to the south. The character of this particular area of the Large-Lot Residential Placetype is discussed in more detail below. The remaining adjacent

residential development, located to the east within the Walden Preserve development, is located within the Suburban Residential Placetype (also discussed 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

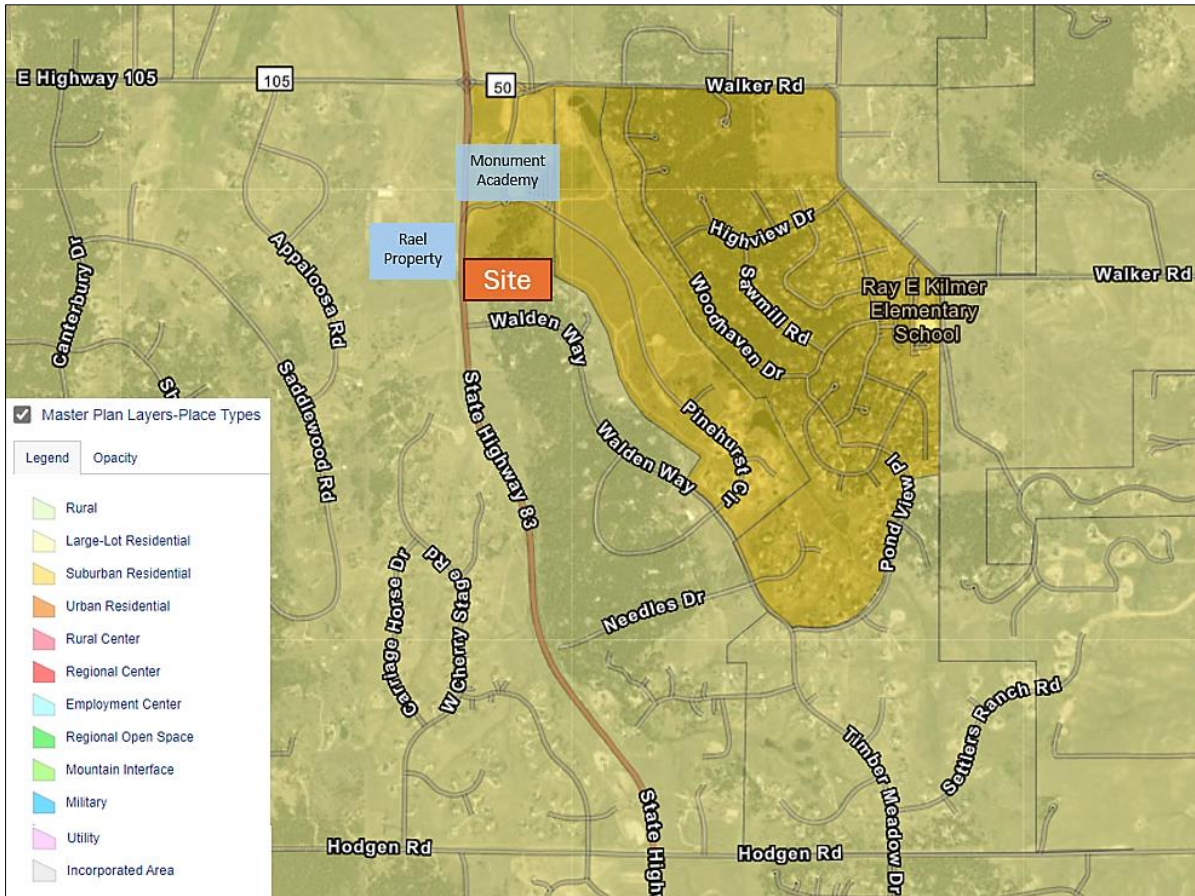
- Parks/Open Space
- Commercial Retail (Limited)
- Commercial Service (Limited)
- Agriculture

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 II Recreation Camp perfectly represents a supporting limited commercial service land use. Monument Glamping II 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 neighboring presence of two approved non-residential land uses, those being the Rael commercial use located to the west and Monument Academy to the north, suggests that this particular large-lot area has developed its own unique land use character. Such character is likely due to the geographic proximity of each of these properties to adjacent major roadways (Highway 83 and Highway 105), which is consistent with the language in the Master Plan suggesting that some Large-Lot Residential areas can have “unique character” simply as the result of “geography.”

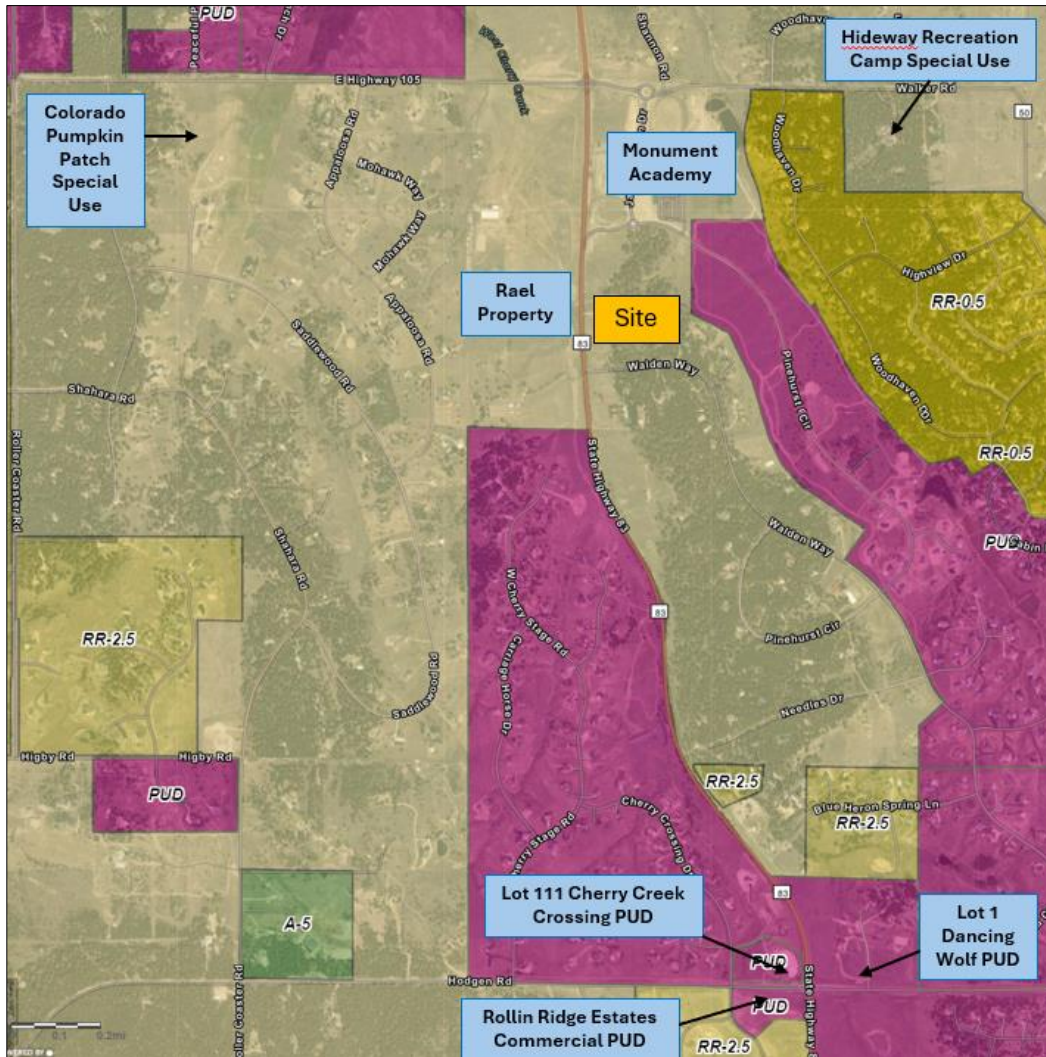
Master Plan Exhibit and Adjacent Non-Residential Land Uses: El Paso County GIS Placetypes Layer



The unique character created by the geographic proximity to adjacent major roadways extends beyond just the adjacent non-residential land uses. The map included below identifies five (5) different non-residential land uses approved in the area located along either Highway 83 or Highway 105/Walker Road. The zoning for each of these non-residential land uses falls under either an approved PUD (Planned Unit Development) or as a special use, which is the same approval being requested with this application. Here is a summary of the other nearby non-residential land uses and their proximity to the proposed Monument Glamping II recreation camp:

- Hideaway Recreation Camp (special use) – Appx. 0.4 miles away along Walker Road
- Colorado Pumpkin Patch (special use) – Appx. 0.75 miles away along Highway 105
- Cherry Creek Crossing (PUD) – Appx. 1.4 miles away along Highway 83
- Lot 1 Dancing Wolf Estates (PUD) – Appx. 1.4 miles away along Highway 83
- Lot 111 Rollin Ridge Estate Commercial (PUD) – Appx. 1.5 miles away along Highway 83

Zoning and Non-Residential Use Exhibit: El Paso County GIS Zoning Layer



Hideway Recreation Camp

The 20.18-acre recreation camp, located 0.4 miles northeast, was approved as a special use in 1992. The property is zoned RR-5 and is within the Large Lot Residential Placetype. Expanded in 2021 to allow for an occupancy of 120 daytime guests with overnight occupancy limited to 28 guest rooms.

Colorado Pumpkin Patch

An agritainment use, located 0.75 miles west, recently expanded via special use approval in 2023. The use serves as a tourism and entertainment destination featuring a pumpkin patch, hay rides, tulip festivals, and other similar agriculturally-based functions.

Lot 111 of Cherry Creek Crossing PUD

The lot, located at the northwest corner of Hodgen Road and Highway 83, allows for “Neighborhood Commercial” land uses such as a bakery, car wash, convenience store, dry

cleaners, financial institutions, liquor store, retail sales, and other similar commercial uses.

Lot 1 of Dancing Wolf Estates PUD

The lot, located near the northeast corner of Hodgen Road and Highway 83, allows for commercial uses, except for bars, taverns, nightclubs, mineral extraction, heavy industrial or manufacturing facilities, gas stations or convenience stores. All other neighborhood-scale commercial uses are allowed.

Rollin Ridge Estates Commercial Center PUD

The PUD, located at the southwest corner of Hodgen Road and Highway 83, allows for commercial development of the entire site to include: a convenience store (5,000 sq. ft.), general retail (15,000 sq. ft.), professional office/medical (5,000 sq. ft.), and mixed office/retail (10,000 sq. ft.)

Placetype Analysis: Adjacent Suburban Residential Placetype

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 II site is located within the boundaries of the Large Lot Residential Placetype; however, it shares its eastern property line with property included within the Suburban Residential Placetype. On its face the land use allowances and character transition between the two placetypes may seem to only apply to residential lot sizes, resulting in a transition in residential density, but there is also another transition that occurs at the shared placetype boundary. At the shared boundary is a transition of commercial use allowances, and thus commercial use compatibility, from the Large Lot Residential Placetype where Commercial Retail and Commercial Service uses are anticipated on a limited basis as supporting land uses to the Suburban Residential Placetype where Commercial Retail and Commercial Service uses are anticipated without limitation as supporting land uses. Since hospitality and facilities providing overnight accommodations are service-based commercial uses, it is logical to conclude that the Monument Glamping II recreation camp is consistent with both the Large Lot Residential Placetype as well as the Suburban Residential Placetype.

PLACETYPE: SUBURBAN RESIDENTIAL

The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting commercial uses at key intersections.

Character

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.

Land Uses

Primary

- Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre

Supporting

- Single-family Attached
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Service
- Institutional

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.” Allowing for a low impact, nature-based commercial service land use such as Monument Glamping II located along a major highway is the type of land use variety that is fully supported by this goal. Common sense suggests that only low-intensity commercial uses such as recreation camps would be compatible with the rural character and forested terrain found in this area of the County.

The most fundamental land use recommendation contained within Chapter 3, Land Use, of the Master Plan can be found in the text of Objective LU3-1, which states that new ***development should be consistent with the allowance land uses set forth in the placetypes***. As discussed above, the limited commercial service nature of the proposed Monument Glamping II recreation camp is wholly consistent with the supporting land use allowances of both the overarching Large-Lot Residential Placetype as well as the immediately adjacent Suburban Residential Placetype. For this reason, and the many reasons stated above, the Monument Glamping II recreation camp should be found to be compatible with the Large Lot Residential and Suburban Residential 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, 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 accommodation throughout the County. The Monument Glamping II recreation camp is planned 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 II, 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.”

Approval of a special use to allow for a recreation camp on the property is the most appropriate method for the County “actively support” the entrepreneurial efforts of Monument Glamping II. Niche experiences like those that will be offered at Monument Glamping II are becoming part of the fabric of a healthy tourism industry, both locally as well as on a nationwide scale.

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 II recreation camp will overwhelmingly support many of the goals and policies included 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 II 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 proposed recreation camp will 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 not seen in other communities or with 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.

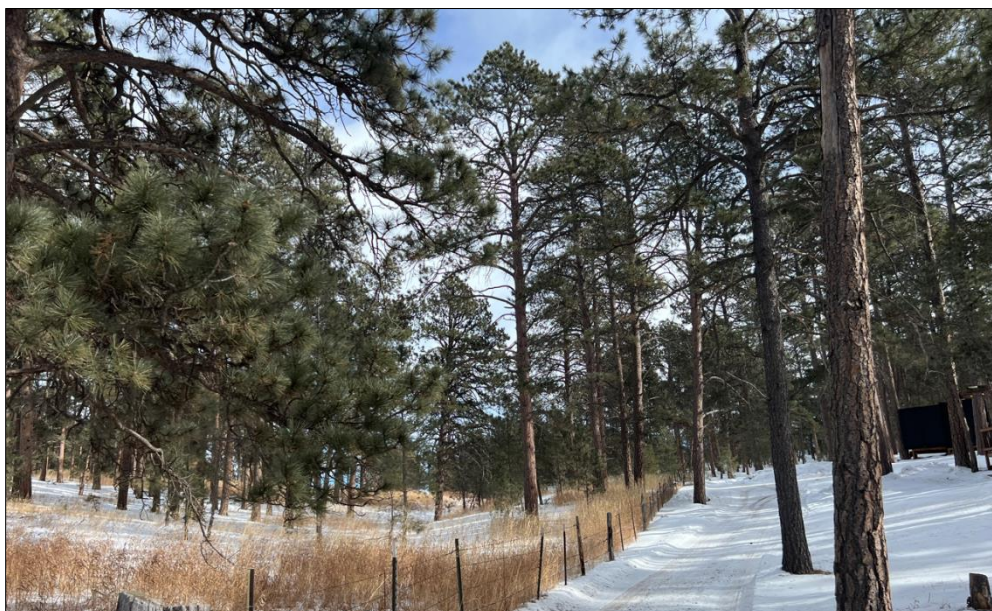
Goal RT3. Explore projects, programs, and initiatives for enhancing tourism in unincorporated areas.

Monument Glamping II 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 Fox Run Regional Park, Black Forest Regional Park, Monument Lake, Palmer Lake, 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. A detailed analysis has been provided above. The analysis provides background information and a contextual map of the change in character in the area, particularly along major roadways (Highway 83 and Highway 105/Walker Road). While most of the immediate area remain predominately residential, the presence of limited commercial service uses along the major roadways suggests a need for such services in the area, but it also suggests that 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.

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 II 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 residential area. The subject property is heavily treed beginning in the area around the existing single-family dwelling and extended east all the way to the eastern property line. None of the 24 proposed units will be visible behind the existing house from Highway 83. Furthermore, the Monument Academy property to the north will not be able to view the site due significant elevation variation between the two properties. Finally, the properties located along the southern border of the property will only have limited views of the property, if any, from the furthest eastmost portions of those properties. Below are several photos taken from internal locations on the property showing the substantial amount of vegetative screening that already exists:



View looking east along the northern property line



View looking south towards the adjacent residential lots (not visible)



View looking south towards the interior of the property



View looking west towards the interior of the property from the eastern parcel boundary



View looking west towards Highway 83 from the existing house (no units proposed in this area)

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 location of the Monument Glamping II site perfectly accommodates the proposed use by affording direct access to the site from Highway 83. By isolating vehicular access to Highway 83 any potential traffic impacts, including any impacts to local roadways within adjacent residential neighborhoods, that may otherwise be created as a result of initiating and operating the proposed Recreation Camp can be fully eliminated. Daily vehicle trip-end generation is projected at less than 100 trips per day and with a peak hour trip projection of less than ten (10) and all current Levels of Service for intersections in the area will remain the same. The Colorado Department of Transportation (CDOT) recently (Jan. 30, 2024) reviewed a request by the applicant to expand the use of the existing access onto Highway 83 to allow for 24 sites to be occupied on the property. In response to the request, the CDOT Traffic Manager stated the following:

- “No issue with increasing the number of units from 12 to 24.”
- “The peak hour trips are very low to start with and would just double (daily 86, AM 6, PM 8 trips).”

In the case of an emergency, fire and ambulance response vehicles will be able to access the 24 proposed sites through the shared driveway from Highway 83. The internal driveway will extend east along the north side of the property to provide access to each unit, with no units being located further than 30 yards from the driveway.

The proposed recreation camp will not burden or even rely on any other public facilities. No additional public facilities are being required 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.

As mentioned above, the CDOT has already reviewed a request from the applicant to have 24 sites within the recreation camp and has determined that there is “no issue.” The traffic study prepared in support of the special use application identifies no impacts to existing roadways as a result of the minimal vehicular traffic generated by the proposed recreation camp.

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 24 units 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.

RESPONSE: the septic system is being permitted through EPC Health.

Your commercial septic permit is for 12 sites and up to 24 people, 24 is too

The applicant acknowledges and accepts that additional onsite wastewater treatment will be required to serve the proposed recreation camp. The applicant has already begun the process of working with El Paso County Public Health to obtain approval of the design of the treatment systems.

The proposed Monument Glamping II 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 onsite wastewater treatment systems permitted with El Paso County Public Health. As discussed above, safe vehicular access can be achieved through updated permitting with CDOT. The camp is not anticipated to create any negative impacts to present or future residents of the County as a result of other more traditional nuisance-type issues such as 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 Land Development Code. A site development plan will be submitted, demonstrating compliance with all applicable sections of the Land Development Code and Engineering Criteria Manual.

Address payment of EPC Road Impact Fee. The TIS statement is insufficient. EPC Road Impact fee are applicable.

RESPONSE: The TIS has been updated to include 2 payments for the road impact fee. This should be a condition of approval. LOI amended to include statement that fee is to be paid.

Provide statement that development will not have adverse drainage impacts to neighboring properties.

RESPONSE: added