

Huerfano County Planning Commission

Staff Report – Permit #22-53 CUP Hamant

Meeting Type – Advisory

December 8, 2022

Request

With this Application Craig Hamant (the Applicant) requests the following:

A Conditional Use Permit pursuant to LUR Section §1.06 to build a 35-site RV campground. The site is known as Tract 3 in the Panadero Subdivision, Filing 2 (Parcel Number 121875).

The applicant is also pursuing a plat amendment on this parcel. The parcel is currently 4.6 acres; upon approval of the plat amendment, the proposed RV park and campground would be located on 2.6 acres on the west side of the property.

The subject property is zoned Urbanizing Residential (UR). “This district is created to accommodate the urbanizing areas of Huerfano County where relatively high density residential and associated commercial and service development has occurred, is occurring or is desired to occur.” Minimum lot size is ½ acre, front and rear yard setbacks are 20 ft, side setbacks are 10 ft. See LUR Section §1.03.

Site Map

See attached

Code References

The following Code Sections are applicable to this application and may be referenced by the Planning Commission in their evaluation of the request:

§ 1.06 – Conditional Use Permits

§ 1.05.36 – Use Table, establishes camping areas and campgrounds as a conditional use in all districts except Industrial.

Background

On November 9, 2022, an Application for a Conditional Use Permit number 22-53, Application Fees, and required submittals were received by the County. The Application was determined to be complete on November 9, 2022.

Proposal:

The applicant proposes to establish a 35-site RV campground to be known as Cuchara Mountain RV Campground, in three phases. At full buildout, the project will feature 35 RV parking sites (20' x 40') with electrical hook-ups, a dump station, bathrooms and showers, hot tubs and an office.

Applicant intends to operate campsite from May to October with the possibility of winter operations in the future. Water use is not expected to exceed 500 gallons/day.

The applicant stated that the property is not part of the HOA, and is served by Cucahra Sanitation and Sewer District.

Phase I: Grading of a loop road and RV sites. Sewer/dump station connecting to main sewer line on Panadero Loop Rd. A water tap will be established to serve guests and office. Bathroom and shower facilities will be constructed. Two dumpsters will be installed for trash service.

Engineering and survey work scheduled for March 2023.

Phase II: Install electric outlets to all sites. Add improvements to sites.

Phase III: Additional amenities, including: fenced dog park, luxury shower facilities and stargazing hot tubs, high-speed internet.

Context:

Immediately surrounding the parcel on the north and west sides is a parcel designated as open space. On the south and east, the parcel is flanked by Panadero Loop. To the southeast are two condo developments and another lies to the northwest. To the northeast, there are about 15 single-family houses off of Cedar Ridge, Valley Vista and Cougar Ridge Roads. Across the open space tract to the west is a 9.17-acre tract (Tract 6). In the Cuchara Mountain Resort Panadero Subdivision Land Use Plan from 1997 (Map 405, one page of which is attached with application) 12 home sites with another 17 platted on the adjacent parcel that runs along Panadero Ave (Tract M1). Across Panadero Loop to the South is a tract of open space land.

The entrance to the proposed project will be about 450 ft. off of Panadero Avenue.

Application Materials: Application materials are to include a letter of intent, a site plan, a vicinity map and proof of ownership. Staff finds application to be complete.

§1.06.03 Criteria for Action on a Conditional Use Application

All actions by the Planning Commission in reviewing and making recommendations on a conditional use application and by the Board of County Commissioners in approving or disapproving such application shall be based in general upon the provisions of these regulations and specifically on the following criteria:

1. That the proposed conditional use conforms to the requirements and provisions of this zoning regulation.
 - a. Camping areas and campgrounds are a conditionally permitted use in the UR zone.
2. That the proposed conditional use is consistent with the goals, objectives and policies of Huerfano County, as contained in the County comprehensive plan.
 - The following excerpts from the 2018 Comprehensive Plan relate to this project.
 - a. GOAL PSA.2: ENCOURAGE TOURISM AND RECREATIONAL OPPORTUNITIES IN THE COUNTY TO MEET THE NEEDS OF THE CITIZENS AND VISITORS.
 - b. Economic Development – Introduction:
The County will ensure that businesses are appropriately located to prevent land use conflicts and are well-designed with a focus on sustainability. Ultimately, the County seeks to find a balance between economic vitality and its rural character to preserve the natural environment and high quality of life.

The appropriate location of businesses should be determined primarily by business developers themselves, subject to the rights of neighbors, and only secondarily by county regulations. Forcing businesses to locate in pre-determined business or industrial parks should be a last resort.

- c. Policy ED.1.3.: Encourage tourism-oriented businesses and organizations and branding (including “Spanish Peaks Country”) in the County.
 - d. Policy ED.1.10: Encourage development of well maintained RV parks throughout the County.
 - e. Policy ED.4.2: Develop and promote outdoor recreation and tourism opportunities throughout Huerfano County including but not limited to hiking and historic trails, historic sites, birding, virtual tours, reopening Grandote Golf Course, non-motorized outdoor sports, endurance rides, and clays courses.
- 3. That the proposed conditional use is consistent with and in harmony with neighboring land uses and future intended land uses in the area.
 - a. The applicant asserts that due to terrain, nearby neighbors will not be in the line of sight of most of this project.
 - 4. That the proposed conditional land use will not result in overly intensive use of the land relative to current use of the surrounding land.
 - a. An RV-park is a relatively low intensity of use. The long-term vision for the area is centered around tourism, and a previous vision for this parcel was that it be developed into condos or multi-family housing.
 - 5. That the proposed conditional use will not result in unmitigated traffic congestion or hazards to vehicular or pedestrian traffic and its roads will meet the requirements of Subdivision County Road Standards and Specifications.
 - a. At full capacity, each camping space may be expected to generate 2-4 trips per day, generating a maximum of 140 trips per day, a marginal impact.
 - 6. That the proposed conditional use not unnecessarily scar the land on which such use would be located and that the proposed use provide all measures necessary to mitigate negative impacts upon agricultural lands, critical wildlife habitat, seasonal wildlife migration corridors, scenic views and existing cultural and historical resources.
 - a. The proposed project is located within a subdivision where single-family and multi-family/condo development exist and have been envisioned. The is an infill development taking place within a long-standing subdivision in the unincorporated village of Cuchara. While it is being built on a vacant parcel, it is taking place within an established development.
 - 7. That the proposed conditional use will not be likely to prove detrimental to the public health, safety or welfare of County residents nor cause hardship for neighboring persons.
 - a. This development will bring in additional tourists to the area, which will have a positive impact on area businesses. As Cuchara expands its tourist offerings, this project will serve to expand lodging and access to outdoor recreation in the summer months. Developing this property into an operating business will be likely to increase the value of this parcel, and have a generally positive impact on nearby property values.
 - b. Potential negative impacts include the impact of noise from generators during Phase I. The applicant intends to mitigate this with curfews limiting nighttime running of generators.

Additional Analysis and Comments

The phasing of the project comes from the applicant’s desire to test the concept and generate a cash flow to finance subsequent phases.

Referral Comments

LIST ANY ISSUES FROM REFERRALS HERE.

Staff Comment

Potential Conditions or Recommendations

At this meeting, the Commission is to determine completeness, review the application, decide whether to add or waive requirements and which review agencies to send application to for comments. The commission is furthermore to decide whether a public hearing is required; if so the application will proceed to a joint public hearing, if not, the Planning Commission may make a recommendation for BOCC action.

1. Consider requiring a curfew on running generators and other noise above 50 db at property boundaries.
2. Recommend whether to require a public hearing is required.
3. Recommendation on review agencies to send for comment.
4. Recommend whether to add or waive requirements.

Commission Action Options:

1. **Approval** without any special conditions.
2. **Conditional** Approval with a description of the special conditions.
3. **Denial**, indicating for the record the reason(s) for such action.
4. **Continuation** until a future date to gather more information or obtain clarification or for any other relevant cause.

Recommend send to Public Hearing or Public Meeting?

Enclosures

- Application Materials