

HUERFANO COUNTY LAND USE
401 MAIN STREET, SUITE 304
WALSENBURG, COLORADO 81089
719-738-1220, EXT. 506



Huerfano County Board of Commissioners Staff Report Temporary Assembly Permit Application #22-61

Hearing Date: February 28

Introduction

With this application, Hummingbird Ranch, LLC (Applicant) is requesting a temporary assembly permit to host a single night of camping prior to the Sonic Bloom Festival on the private property known as Hummingbird Ranch, an approximately 360 acre parcel located just north of County Road 650.

Code References

§1.13 of the Land Use Code covers Temporary Assembly Permits

Background

The Applicant, submitted a full application to hold the camping event on June 14, 2023 on 11/18/2022. Camping the night before the festival will help to spread out ingress traffic impacts on Lascar Rd. Permitting camping the night before the festival may also lessen the likelihood of people camping out in unapproved locations prior to festival commencement. .Camping will be limited to people who will be staying at the Ranch for the festival and will include both tent and RV camping options. There is no music or other event programming planned for this event, and no food vendors will be operating. Hummingbird Ranch LLC will contract with Sonic Bloom Festival, LLC to use infrastructure being brought onto the site for the festival, including its system to track the number of campers and systems for supplying potable water.

The event will have a maximum capacity of 2,500 people with a maximum of 2,000 tickets to be sold.

The Applicant's letter of intent outlines plans for waste disposal, medical facilities, lighting, parking, emergency communication, water and sanitation, fire protection, security, sound control, electric systems, site design and management and bonding and insurance.

Location: The property is located at 732 County Road 653, parcel number 13483.
A site map is attached showing boundaries of the property and locations for parking and camping.

Staff Comment:

Section 1.13.04 of the Land Use Code outlines requirements for a Temporary Assembly Permit. If granted, a bond will have to be filed with the Clerk of the Board. At the time of application an affidavit from the applicant is required that they intend to comply with all bonding requirements and deadlines as applicable. The insurance requirement of **\$500,000** does not have to be met at the time of application, but is a requirement at least **15-days before event**.

The application addresses all of the required topics outlined in Section 1.13.

Noticing: Legal notice shall be published in the newspaper at least seven (7) days prior to public hearing, and applicant shall send notice of public hearing by Certified Mail to registered owners of properties within 1,200 ft of subject property at least ten (10) days in advance of hearing.

Criteria (1.13.05)

After a public hearing, the Board of County Commissions may act on the application at a regularly scheduled public Board meeting. In acting on the application, the Board of County Commissioners shall consider all evidence whether presented orally or in writing and may act by resolution. If the Board of County Commissioners determines that the application is to be approved subject to the applicant fulfilling conditions placed on said approval, the Board shall so indicate by placing such conditions on the permit and endorsing the permit.

Land Use Department will notify applicant of any comments received from review agencies within 10 days of receipt and the applicant shall have an opportunity to modify the application to address any concerns from review agencies.

Review Agencies notified on January 19, 2023:

- Huerfano County Sheriff’s Office brucenewman@bresnan.net
- Local Fire Protection District fixitsammo@gmail.com
- Local County Health Department rsykes@la-h-health.org
- Huerfano County Emergency Management Department rwalsh@huerfano.us
- Colorado Division of Wildlife mike.brown@state.co.us, Joshua.Bonar@state.co.us
- Huerfano County Building Department cchamberlain@huerfano.us, rsablich@huerfano.us
- Huerfano County Finance Department ktrujillo@huerfano.us
- Huerfano County Public Works Department dhribar@huerfano.us, cbechaver@huerfano.us
- Huerfano County Road and Bridge Department dhribar@huerfano.us
- Huerfano County Hospital District dmcgraw@sprhc.org

Staff Comment:

As of February 24, 2023, comments were received from Parks and Wildlife regarding bear precautions. No other comments were received from review agencies or the public.

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.

Attachments

1. Application materials
2. Comment from Colorado Parks and Wildlife