

Huerfano County Land Use Department

Sally M. Martin
7714 CR 570
Gardner, CO 81040

April 23, 2024

RE: Huerfano LU-24-008
Mace Campground
County Road 570
Gardner, CO

PUBLIC MEETING APRIL 25, 2024

As a neighbor and landowner near this proposed project I would like to bring up some concerns regarding this site plan.

County Road 570 is a dirt road with already quite a bit of traffic from Hwy 69 to Hwy 160. Due to the fire on Pass Creek Road, oftentimes the road is impassable, which is why I think Mr. Mace probably neglected to include that route in his letter indicating which recreational activities his RV park would support. The Wolf Sanctuary and Mosca Pass being listed as his focus which would not necessarily require through travel on County Road 570 but all of us in the community know that if the RV park is installed that is what will happen. Traffic between Hwy 69 and 160 will increase and the road is not stable by any means and travel on it should not be encouraged. As a resident on the road, the air quality due to dust is decreased significantly already due to increased traffic on the dirt road during the summer months. Already tourists and RVers stop frequently and ask if the road is passable, disturbing residents. The road is not monitored and information regarding its condition is not readily available, so travelers rely on residents, and this is not our job. We live in the valley for peace and quiet.

The availability of law enforcement is almost nil in Gardner. Recently there has been a spate of home burglaries which haven't been stopped due to a seeming disinterest in traveling from Walsenberg to Gardner to investigate and respond. Response time is slow if law enforcement shows at all. Bringing in a commercial aspect, inviting non landowners with no interest in the property or the community will require more involvement of law enforcement in the area. As numbers go up, so does the need for civil servants to serve and protect. We in the community already feel a void in this area. If the proposed campsite rules to mitigate noise and protect dark skies are not followed, who do we call and will they respond?

Services are spotty at best. Most cell phones don't work on Hwy 570. The electricity and phone service is frequently down and takes a long time to be restored. The assurances of no noise from generators (and I note that his plan states he will "mitigate" use of

generators, not “eliminate”) is a mute point if there is an area wide electrical outage. Residents will be forced to hear the generators when the power is out. Currently, no one who lives in the community, to my knowledge, ever runs a generator when the power is out.

And lastly, Mr. Mace doesn’t adequately address how the park will comply with the Code of Colorado Regulations from the Department of Public Health and Environment for RV Parks in the state. Specifically those noted below:

CODE OF COLORADO REGULATIONS

DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT

The water supply system shall be designed, constructed, and maintained in compliance with Colorado Department of Health regulations and recommendations to provide a safe, potable and adequate supply of water.

Where a public sewer system is available, all plumbing fixtures, building sewers, and campground sewers shall be connected thereto. If a public sewer system is not available, a private sewage collection and disposal facility meeting requirements of the Colorado Water Quality Control Commission, the Colorado Department of Health and other applicable local government sewage disposal requirements shall be installed and all building sewers and campground sewers connected thereto.

Pass Creek road is an ill-advised location for an RV park. Economic development projects could be better located as to not impact rural residents and to make travel safe for the tourists AND the environment for the reasons stated herein.

Thank you for the opportunity to respond. I hope you will protect our rural valley and make a decision that will consider the safety of the visitors who would be attracted to the area were the RV Park be allowed. And to the values of the community, which is privacy, quiet and dark skies.

Sincerely,

Sally M. Martin

