

Huerfano County Land Use Department
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Huerfano County Board of County Commissioners Staff Report – Permit #24-008 Mace Campground Meeting Type– Public Hearing

Meeting Date: June 25, 2024

Request:

With this Application, Amos Mace and his representative Sky Tallman (the Applicant), requests the following:

Conditional Use Permit pursuant to LUR Section §1.06 to establish a permanent 10-unit RV campground as well as an additional 10 sites for tent and car/van camping on his property. The site is addressed at 8055 County Road 570 (Parcel Number 29097).

The subject property is zoned Agricultural. Zoning standards for this district are set forth in LUR Section §1.03.

Key Questions to Consider:

Code References

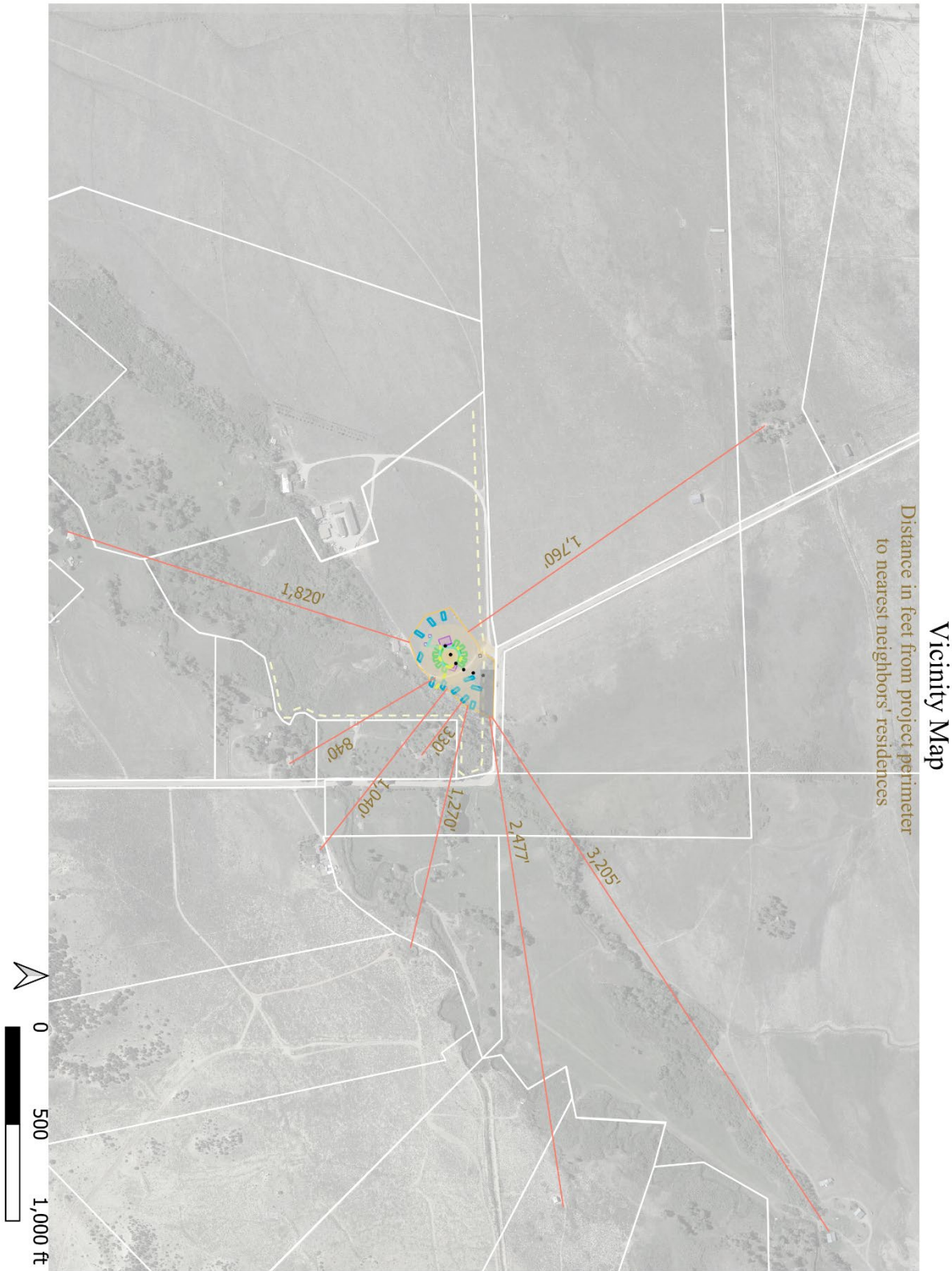
The following Code Sections are applicable to this application and may be referenced by the Board of County Commissioners in their evaluation of the request:

- §1.05.36– Camping areas and campgrounds, conditional use for agricultural zoning
- §1.06– Conditional Use Approval and Approval Amendment Provisions
- §1.06.01– Letter of Intent Requirements
- §1.06.02– Site Plan Requirements
- §8.02– General Process Summary for Land Use Applications
- §9.01– The County Planning Commission

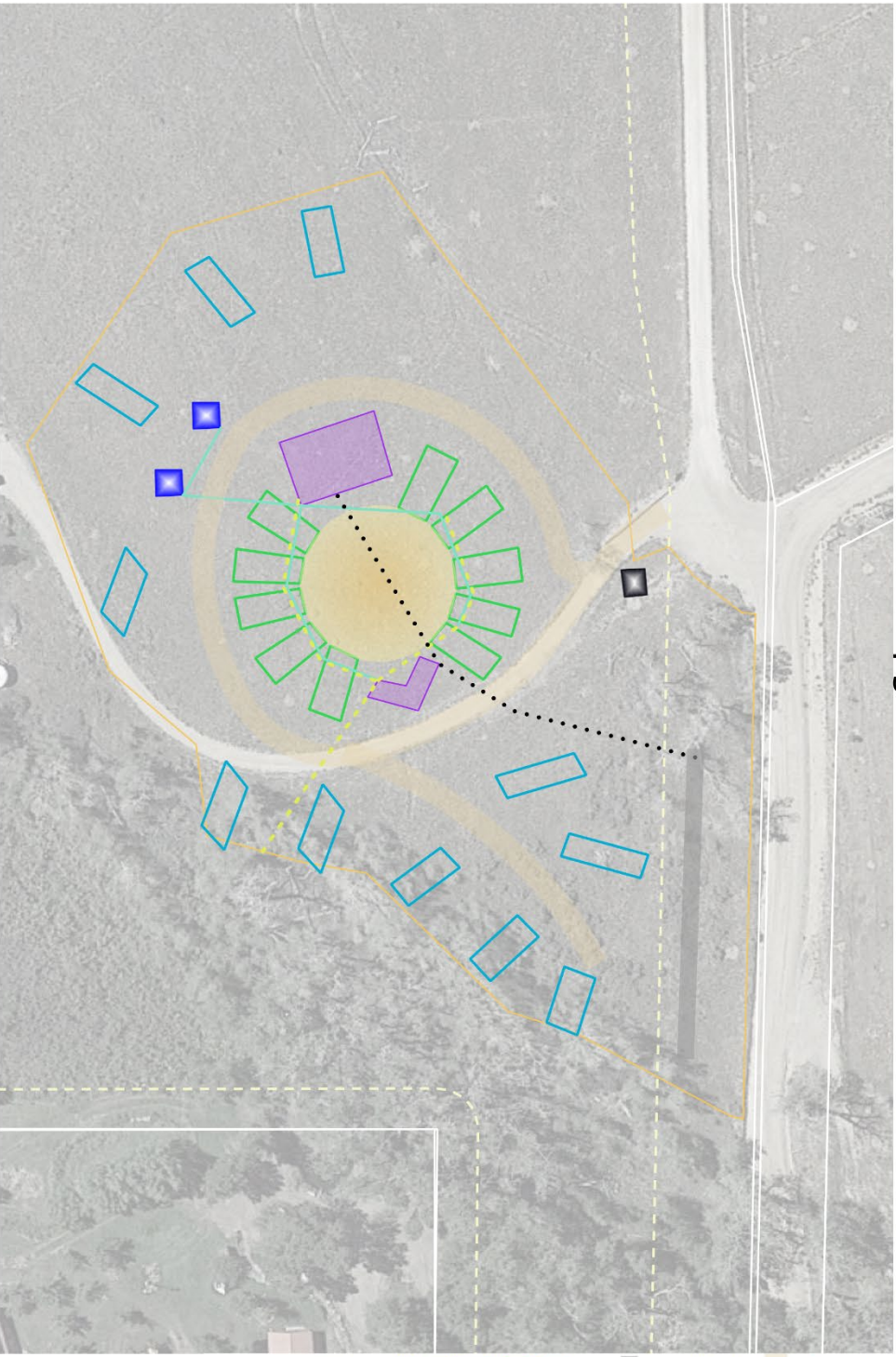
Background

On February 19, 2024, an Application (Conditional Use Permit), Application Fees, site plan, letter of intent, and submittals were received by the County. The Application was determined to be complete on April 10, 2024.

Site Map/Vicinity Map:



Mace Campground Site Plan



- Mace Campground 3
- Water Line
- Road
- Setback
- Electric
- Sewer
- Leach Field
- Mace Campground 3
- Campsites
- Printave Sites
- Buildings
- Campground perimeter
- Well/Fill station
- Dump Station
- Plaza
- Parcels Huertano
- Google Satellite

Length of water pipe 400 ft.
 Campsites 20'x40' organized around circular 'plaza' or common space with a radius of 48 ft.
 Additional 10-12 printave campsites on periphery, spaced farther apart.
 Two potential buildings. Northern building could be showers/bathroom and communal kitchen. Larger building to south could be cartaker/attendant house;
 could include CS Woods gallery.
 "Plaza" concept to encourage community interaction, shared fireplace... Buildings and camper spaces arranged to break wind.
 Fill station near attendant house; dump station near entry.
 60' front setback, 20' side setback
 Perimeter area: 3.4 acres

Referral agencies contacted:

Huerfano County School District
San Isabel Electric
Division of Water Resources
Parks and Wildlife
Huerfano County Health Department
Upper Huerfano Fire Protection District
Huerfano County Economic Development
Huerfano County Tourism
Huerfano County Sheriff
Spanish Peaks Regional Health Center
Forest Service
Southern Colorado COG
Upper Huerfano Soil Conservation District
Huerfano County Water Conservancy District
Noxious Weeds

Please see attached comments from referral agencies and citizens.

Commission Action: On April 25, 2024 the Huerfano County Planning Commission voted unanimously to recommend to the Huerfano County Board of County Commissioners for approval of the Malachite/Mace Campground with the following conditions:

-A groundwater permit authorizing commercial uses issued by the Colorado Division Water Resources, received to the CDWR Division 2 Office by email and

-Documentation that said commercial -use permit, once issued, has been included and able to operate within Huerfano County Water Conservancy District's Regional Augmentation Plan, operating under Case number 13W3062, received to the CDWR Division 2 Office, by email.

To follow all the requirements as set forth by the Las Animas-Huerfano County Health Department which includes:

1. The bulk water station that will serve water to the public and also the water provided for the campers must meet the requirements of: CDPHE Regulation WQCD Regulation 11.
2. The OSWT for this commercial use must be designed by a Registered Professional Engineer as required in regulation 43 (43.8L.1.a) If the total volume of the sewage should exceed 2,000 gallons per day, it shall be under the jurisdiction of CDPHE and Regulation 22.
3. The Dump Station-Must be designed and constructed such that it has adequate volume (2000 gallons or more) and is also equipped with a visible and audible alarm (Regulation 43, 43.12.C.9)
 - There shall be a written agreement between facility and a licensed wastewater pumping company to assure that pumping will be conducted on a routine basis.

Although not mentioned in this narrative, if food is prepared or dispensed to the patron's restaurant/snack bar or grocery store (retail food establishment), the jurisdiction falls under the authority of the Las Animas-Huerfano Counties Health Department and the appropriate paperwork, licensing and inspections shall be required.

These requirements are the minimum required for this type of proposal, there may be more as the project unfolds.

Have the Huerfano County Noxious Weed Manager evaluate the proposed campsite and make any recommendations if needed.

Board of County Commissioners Decision:

A motion was made by Chairman Galusha to continue and allow the opportunity for another Public Hearing to consider other information and clarification of other relevant issues for this application. Hearing to be held June 25, 2024. Motion passed two to one vote.

Recommendation:

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 with reference to the criteria set forth in the Land Use Code.
4. **Continuation-** until a future date to gather more information or obtain clarification or for any other relevant cause.

Enclosures

- Application Materials:
 1. Site Plan
 2. Vicinity Map
 3. Letter of Intent
 4. Deed of Trust
 5. Notice of Inclusion