

TELLER COUNTY PLANNING COMMISSION

APRIL 9, 2019 – 7:00 p.m.

WOODLAND PARK CITY COUNCIL CHAMBERS

220 W. SOUTH AVENUE

MEETING MINUTES

I. Call to Order and Roll Call:

Mr. Haase, Chairman of the Planning Commission, called the meeting of April 9, 2019 to order at 7:00 p.m. and the roll call follows:

Roll Call Vote:

Yes Mr. Paul Thies (regular member)
Absent Mr. Jeff Smith (regular member)
Yes Mr. Val Carr (regular member)
Yes Mr. Dennis Luttrell (regular member)
Yes Ms. Wendy Dillenschneider (regular member)
Yes Ms. Elizabeth Nijkamp (Vice-Chair)
Yes Mr. Michael Haase (Chairman)

Also Attending:

Mr. Dan Williams, Teller County Planning Director
Ms. Lynda Morgan, CDSO Director
Mr. Paul Hurcomb, County Attorney
Ms. Camille Krochta, Recording Secretary

II. Review and Approve Minutes:

Mr. Luttrell moved to approve the minutes of March 12, 2019 with additions.
Ms. Dillenschneider seconded.

Roll Call Vote:

Yes Mr. Paul Thies (regular member)
Yes Mr. Val Carr (regular member)
Yes Mr. Dennis Luttrell (regular member)
Yes Ms. Wendy Dillenschneider (regular member)
Abstain Ms. Elizabeth Nijkamp (Vice-Chair)
Abstain Mr. Michael Haase (Chairman)

The Motion carried.

III. Consider and Recommend to the Board of County Commissioners a request from Wildhorn Ranch LLC for a Special Use Permit for Resort for Camp Firewalker on 200 acres of land described as Sections 20, 29, 30, Township 11S, Range 70W of the 6th P.M. described as Parcel A, Bk 602, page 53, on land Zoned Agricultural (A-1) 2494 County Road 33 Florissant, Colorado 80816

Mr. Williams introduced Mr. Jeff Johnson, the applicant for Camp Firewalker

Mr. Haase noted the receipt of additional written public comment on April 9, 2019 and added these into the record. He provided copies of this additional written public comment to the public in attendance at the meeting and allowed time for the Planning Commission members to review.

Mr. Williams briefly discussed the Teller County Right of Way (ROW) and access on County Road 33 with statements provided by Mr. Bryan Kincaid, Teller County ROW Supervisor and answered questions from the Planning Commission.

Mr. Williams presented the staff report, recommended approval with conditions and answered questions from the Planning Commission.

In response to questions about adjoining properties and year-round residents, Mr. Haase allowed Mr. Rod Young, a board member from the Lutheran Valley Ranch, who was present at the meeting as a member of the public, to answer that there are approximately 20-25 cabins developed that are on the Assessor's tax rolls and that five families live there year round. Mr. Haase also allowed Mr. John Bennett, a full time resident of Wildhorn, to answer the question about year-round residents in that area, along with his concerns with County Road 33 road conditions.

Mr. Jeff Johnson, applicant, gave his presentation in support of the request for a Special Use Permit. First, he introduced Ms. Nance Adams, a 20-year caretaker and fire fighter for Wildhorn Ranch, who was present with him. Mr. Johnson gave a prepared presentation on the camp's history, operation, County Road 33 maintenance and parking. He answered questions of the Planning Commission.

Ms. Adams answered questions from the Planning Commission regarding fire mitigation and evacuation procedures.

Mr. Williams added that the Planning Department will coordinate with the Teller County Emergency Management Coordinator for his position on evacuation procedures.

Mr. Johnson answered questions of the Planning Commission clarifying that on day hikes no overnight camping will occur, and while the camp does have cooking facilities, the camp will not supply food or cook the food. All guests and staff bring and prepare their own food.

Ms. Adams responded to questions from the Planning Commission on staff training for activities provided to the camp guests. Ms. Adams states that she certifies staff in repelling, and that all staff members are CPR and First Aide certified.

Mr. Williams answered questions from the Planning Commission on traffic information and entered into the record the Right of Way site map for County Road 33 provided by Mr. Bryan Kincaid, ROW Supervisor. Mr. Johnson previously agreed to monitor traffic data for the next two years.

Mr. Haase opened the matter for public comment:

In Favor: Mr. Rod Young, acting on behalf of Lutheran Valley Ranch board members, spoke in support of Camp Firewalker's application for a Special Use Permit.

Against: Tom McGuire, Wildhorn 2 POA President, spoke of concerns with County Road 33's drivable width and noise from the camp as his property is 200 feet from the lake where camp activities will occur.

Mr. Mike Bartenstein, of Kansas, owns a vacation home near the proposed camp, shared his concerns on number of campers impacting his quiet lifestyle, and if the camp's well water usage will impact his own well production.

Mr. Williams stated that Camp Firewalker has four permitted wells from DNR, per the referral comment letter, but they are currently using just one, with no intentions to use any additional at this time.

Ms. Tracy Bennett, a resident of Wildhorn Ranch since 1996, stated her concerns with the condition of CR 33, and overall increased traffic from the camp and off highway vehicles.

Mr. Williams stated he will address CR 33 road concerns with Mr. Bryan Kincaid, ROW Supervisor.

Mr. Haase closed public comment.

Mr. Johnson rebutted public comment, he reiterated communication is key, and stated that he is willing to work through any issues with his neighbors, including finding a solution for CR 33 road conditions. Mr. Johnson answered questions of the Planning Commission. Mr. Johnson gave closing comments and respectfully asked that the Planning Commission recommend approval of their Special Use Permit.

The Planning Commission recessed at 9:16 p.m. and reconvened at 9:24 p.m.

Mr. Williams read the proposed revised motion that the Teller County Planning Commission recommend to the Board of County Commissioners that it **APPROVE WITH CONDITIONS** the request Wildhorn Ranch LLC, for Special Use Permit for Resort for Camp Firewalker on 200 acres of land described as Sections 20, 29, 30, Township 11S, Range 70W of the 6th P.M. described as Parcel A, Bk 602, page 53, on land Zoned Agricultural (A-1) 2494 County Road 33 Florissant, Colorado 80816, incorporating staff's findings as contained in the Staff Report dated March 15, 2019.

Ms. Dillenschneider moved to accept the motion as read. Mr. Luttrell seconded.

Ms. Nijkamp asked for clarification in Condition J of the motion to include staff along with guests for the maximum capacity of the camp.

Ms. Dillenschneider revised her motion to include staff in Condition J. Mr. Luttrell seconded.

Roll Call Vote:

No	Mr. Paul Thies (regular member)
Yes	Mr. Val Carr (regular member)
Yes	Mr. Dennis Luttrell (regular member)
Yes	Ms. Wendy Dillenschneider (regular member)
Yes	Ms. Elizabeth Nijkamp (Vice-Chair)
Yes	Mr. Michael Haase (Chairman)

The motion carried.

IV. Adjourn:

There being no further business, Ms. Haase adjourned the meeting at 9:53 p.m.