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Debra A Green  
Park County Clerk

**PARK COUNTY, COLORADO  
BOARD OF COUNTY COMMISSIONERS  
Resolution No. 2021-**

**A RESOLUTION CONDITIONALLY APPROVING THE APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW A CONFERENCE AND RETREAT FACILITY ON PARTS OF SECTIONS 8, 17, AND 18, TOWNSHIP 7 SOUTH RANGE 72 WEST OF THE 6<sup>th</sup> P.M., ADDRESSED AS 228 SOUTH PINE DRIVE, BAILEY.**

WHEREAS, the Applicant, Tracie Hulbert, representing Deer Creek Mountain Camp LLC, has applied for a conditional use permit to allow the operation of a Conference and Retreat Facility within the legal description attached as Exhibit A; and

WHEREAS, at a regularly scheduled public meeting of the Park County Board of County Commissioners ("BOCC"), the BOCC reviewed the application and all supporting documentation, the recommendations of the Planning Commission, the Planning Department, and the testimony of the Applicant; and

WHEREAS, during said public meeting, the BOCC found that the application for the conditional use permit meets the criteria for issuance of a conditional use permit as set forth in Section 5-503 of the Park County Land Use Regulations.

**NOW THEREFORE, BE IT RESOLVED THAT THE PARK COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY APPROVES THE APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW A CONFERENCE AND RETREAT FACILITY ON THE ABOVE-DESCRIBED PROPERTY, SUBJECT TO THE FOLLOWING CONDITIONS:**

1. Prior to June 30<sup>th</sup> 2021, the owner shall complete retroactive permitting of any building or driveway construction performed since the purchase of the lot.
2. Prior to April 30<sup>th</sup> 2021, and thereafter the owner shall annually provide adjacent lot owners with a telephone number to contact the Deer Creek Mountain Camp staff with any noise or trespass complaints.
3. All exterior lighting will comply with County lighting regulations.
4. All activities will comply with the County's noise ordinance.
5. All fire bans and other restrictions on fire use shall be diligently enforced by Deer Creek Mountain Camp staff.
6. No ember-producing fires shall be allowed outdoors, and no fires other than within the fire pit as shown on the site plan or fireworks shall be allowed.
7. No bird feeders or feeding of wildlife will be allowed.
8. All outdoor trash storage shall be in bear-resistant containers.

9. Guests' pets shall be leashed or indoors at all times.

Moved, seconded, and passed this 20<sup>th</sup> day of April, 2021.

**PARK COUNTY BOARD OF COUNTY COMMISSIONERS**



Richard Elsner, Chairperson

ATTEST:



County Clerk



Exhibit A

That part of the N  $\frac{1}{2}$  NW  $\frac{1}{4}$  of Section 17, the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 18, and the South 510.0 feet of the SW  $\frac{1}{4}$  of Section 8, all in Township 7 South Range 72 West of the 6<sup>th</sup> P.M.,

Except a parcel beginning at a point which is the N  $\frac{1}{4}$  corner of said Section 17;  
Thence North along the East line of the SW  $\frac{1}{4}$  corner of Section 8, 510.0 feet;  
Thence South 89°29'30" West, 143.16 feet;  
Thence South 00°25' East 510.74 feet;  
Thence South 8°36' East, 1412.79 feet;  
Thence North 89°34'30" East, 82.3 feet to the Southeast corner of the N  $\frac{1}{2}$  NW  $\frac{1}{4}$  of Section 17;  
Thence Northerly along the East line of the NW  $\frac{1}{4}$  of Section 17 to the Point of Beginning.

And except the South 330 feet of the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  Section 18 and the South 330 feet of the N  $\frac{1}{2}$  NW  $\frac{1}{4}$  of Section 17.

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