

No fee

**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2022- 16**

A RESOLUTION APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT ALLOWING AN OUTDOOR RECREATIONAL FACILITY (BACKCOUNTRY HUTS) ON MINERAL SURVEY #4503, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 9 RANGE 78, ADDRESSED AS 4455 COUNTY ROAD 12, ALMA.

WHEREAS, the Applicant, Dirk Long, has applied for a Conditional Use Permit allowing an Outdoor Recreation Facility (Backcountry Huts) within the above legal description, as described in the attached 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 a conditional use permit as set forth in Section 5-503 of the Park County Land Use Regulations.

NOW THEREFORE, BE IT RESOLVED THAT:

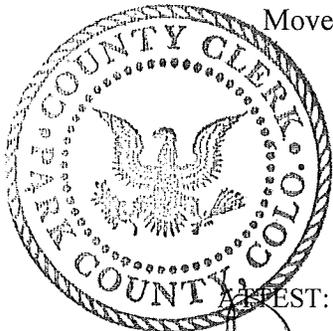
The application for a Conditional Use Permit on the property described above is approved with the following conditions:

1. Any snow removed from any part of the developed area is kept north of the traveled surface of County Road 12.
2. All food preparation shall be in the garage or lodge structures.
3. Prior to issuance of any building permits, any necessary approvals for the proposed use are granted by the United States Forest Service.
4. No campfires or bonfires of any kind are allowed.
5. No off-highway vehicle use on public streets, roads, or highways is allowed.
6. The conditional use permit shall expire five years after issuance, but may be renewed by an application procedure as described in Park County Land Use Regulations Section 5-502. The approval of this renewal may be for perpetuity if deemed appropriate by the Board of County Commissioners.

Moved, seconded, and passed this 5th day of April, 2022.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS


Richard Elsner, Chairperson



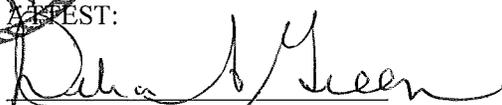
TEST:

County Clerk

Exhibit A

791274

**Mosquito Creek Project
Project Narrative
Proposal for Conditional Use Permit**

791274
2 of 5

4/5/2022 1:49 PM
R\$0.00 D\$0.00

Debra A Green
Park County Clerk

Project Overview

The Mosquito Creek Project (MCP) is being proposed as a facility designed to provide short term accommodations for backcountry enthusiasts seeking access to National Forest land for recreation in the Mosquito Pass area.

The owners are applying to Park County for a Conditional Use Permit in order to develop the site as an Outdoor Recreation Area with Backcountry Huts as defined by Park County zoning code.

Intended Use of Proposed Plan

The MCP will be used to host and provide short term accommodations for people seeking access to the National Forest for various activities. While not providing recreational services directly, the MCP will enable a convenient launch point for recreational activity providers in the area as well as individuals looking for accommodations immediately adjacent to National Forest. The Owners of the MCP will work with recreation service providers to better enable their effective access to the area as well as directly with the public for individuals engaging in personal recreation.

Site Plan Details

Overall Site - The site will be developed with access, buildings and facilities that cater to short term stays for recreational use of the adjacent national forest. The facility will be designed to be visually unobtrusive to other uses in the area and have minimal disturbance to the surroundings while respecting the mining history and reflecting mining camp themes in the design and naming of the buildings.

Access - The use and access to the MCP will be from CR12 via private driveway. There will be adequate parking onsite for all accommodations. CR12 is maintained fully to the property including plowing in the winter to support the London mine operations. As such there will only be plowing necessary on the property. Access to the National Forest will be using CR12 as well as direct access from the MCP property along a maintained path to the property line along the historic London & South Park Railroad grade.

Proposed Buildings & Systems

The overall building considerations will be to maintain the natural environment whenever possible and minimize disturbances. The facility will maintain a "mining cabin aesthetic" and try to reflect the rich history of the area. Building names will be drawn from local history and even the names of the original mining claims that are adjacent to the MCP and part of the Owners' property. In total, the MCP will be designed for roughly 24 beds of accommodations as outlined in the building specific descriptions

Lodge - The lodge will be a shared space with large kitchen and living areas as well as a few bedrooms to house additional guests. The shared space will be designed to facilitate gatherings from all MCP guests with views of London Mountain and the valley to the west. The sleeping accommodations in the lodge will be for 8 guests.

Huts - Four backcountry huts will be located along the abandoned London & South Park Railroad grade. Each hut will house two bunkbeds for a total of 4 guests. Huts will be designed as dry cabins with heating and lighting planned to be provided by electrical service. Facilities will be shared at the Lodge or Bath House locations on the property. The huts will be simple and roughly 16ft x 12ft with limited impact to the walking access along the railroad grade.

Garage & Bath House - The garage building will be used for parking and storage of supporting equipment and supplies for the MCP. In addition, there will be externally accessible bathrooms that can service the guests staying in the huts as well as a dry, conditioned "multi-purpose" space above the garage that can be used by guests or for prep/storage as needed.

Utilities - The MCP will have a well and septic system to support the facility. Current design concepts plan for electric-only power from the lines currently traversing the property. If deemed necessary, propane or natural gas may be explored. Future plans may include Solar PV for power and battery systems for nighttime and backup to promote further self sufficiency. A preliminary site evaluation for the septic system was completed and is included in the Onsite Wastewater Treatment System, Site and Soil Evaluation Report. This report indicates that there are viable options for the septic treatment system for the proposed buildings, usage and site plan. Final location of septic components and well are subject to final design.

Neighborhood & Community Considerations

The MCP will be used to host people seeking experiences in nature, specifically those intending to access any of the public lands along CR12 in the Mosquito Pass area. This will support any of the current recreation in the area including, for example, hiking, biking and 4wd access in the summer and skiing, snowshoeing and other activities in the winter.

Traffic Impact - All activities that the MCP will support are all currently thriving in the area and the MCP may promote less daily traffic by enabling those engaging in activities in the area to stay beyond the neighborhoods, directly adjacent to the National Forest. Further, it will provide parking for all guests onsite so that there is reduced parking congestion along CR12 for those participating in recreation in the area.

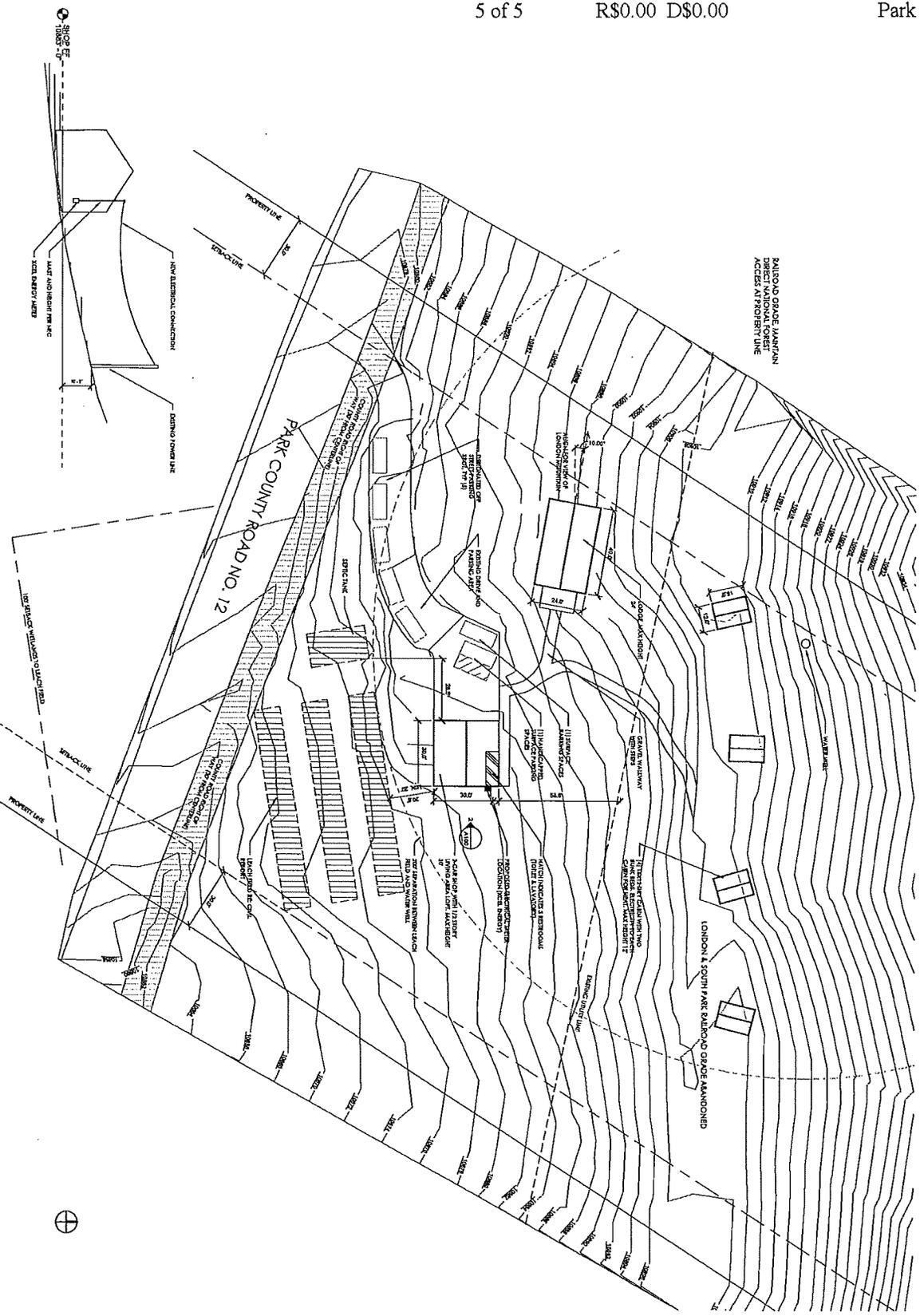
Benefit to Local Businesses - By providing accommodations, the people engaged in recreation activities in the Mosquito Pass area will stay locally and be encouraged to shop, dine and access services from local businesses in the area. Further, there will be no onsite host or permanent residents and any services needed to support the operation of the MCP, such as

snow removal, road maintenance and cleaning services will be contracted through local businesses to support the community.

Seasonality and Duration of Stay - The accommodations at the MCP will serve various recreational uses in the area. Each season has current recreation activities that are enjoyed by visitors, however there are some seasons with more vibrant recreation than others. For example, initially the winter use may be slower, but as some of the backcountry activities, such as skiing, grow in popularity, there may be more use then. Thus there is anticipated to be a seasonality to the number of visitors using the MCP. The intended use of the MCP is for short term stays for customers. As such, the duration of stay will be limited to two weeks or less.

Hiking Access - There is currently a social trail that runs across the MCP property, along the historic London & South Park Railroad grade. This pathway is used by the local public as a hiking path to access the National Forest. The proposed MCP plan will maintain a pathway that crosses the property along the historic railroad grade where people may traverse the MCP property to access National Forest on either side.

2 EAST ELEVATION SHOP
SCALE: 1/8" = 1'-0"



PALISADO GRADE YARDMAN
ACCESS AT PROPERTY LINE

LONDON & SOUTH PARK RAILROAD GRADE ABANDONED

MOSQUITO CREEK
PROJECT

SITE PLAN

Project Number	6171319
Date	4/5/2022
Drawn By	MD
Checked By	MD
Scale	AS SHOWN
Sheet Number	A100
Project Name	MOSQUITO CREEK PROJECT