

Advisory Board on the Environment
Park County Planning Department

P.O. Box 1598
Fairplay, Colorado 80440

Phone: (719) 836-4254 • E-mail address: jdeagan@parkco.us

Referral Response

Comment Deadline Date: August 12th, 2019

Submitted Date: May 16th, 2019

Case #: 19ZON-05

Case Name: Red Canoe Rezoning

Request: The applicant is requesting to rezone a 50 acre portion of the lot from the Residential and Mining zone districts to the Recreational Vehicle Park and Campground zone district. This application has been revised since it was heard by the Planning Commission in June.

Location/Legal Description: Part of the south half of Section 12, T09 R78, addressed as 405 County Road 19.

Date of Planning Commission Hearing: Tuesday, August 13th, 2019

Date of BOCC Hearing: To be determined

 We have reviewed this referral and find no conflicts with our interests.

 A formal recommendation is under consideration and will be submitted to you prior to _____.

 Please refer to the attached letter.

 X We offer the following comments regarding this referral:

 ABE is still concerned with the positioning of the leachfield next to the flood plain hazard and with the road crossing the piping.

 If the recommendations of CDW are being followed, ABE satisfied with the protection of the wildlife.

 All other ABE comments from the first Application are still relevant if they have not been addressed in the econd application.

Signed: Amy Mitchell Title: ABE Secretary

Date: August 20, 2019

A.B.E. Comments, June Application

1. Wildlife impact.
 - a. This project will displace habitat and impact wildlife. ABE proposes Red Canoe Holdings provide clear signage regarding wildlife conflict prevention, fire rules, county fire bans when pertinent and good neighbor policy. A handout providing this information at check-in is also recommended.
 - b. Reduce bear conflicts by providing food bear boxes at each soft-sided-possible campsite. Mitigating food smells will reduce bear conflicts. This is in addition to bear-proof trash cans.
 - c. Moose conflicts can be dangerous. A tall fence fully enclosing the property is an effective way to deter moose from entering the campground.
2. Steam Protection
 - a. Control run-off from unsurfaced roads, campsites, pathways, trails into the watercourse.
 - b. Clear policy/instructions for campers on proper usage/behavior to protect sensitive stream ecology.
 - c. Location of the maintenance shop and septic leach field adjacent to the floodplain and wetlands could negatively impact the water quality of the watercourse during a flood event.
3. Wetland protection policy.
 - a. provide guideline regarding protection of riparian areas.
4. Erosion control during project development.
 - a. Prevent damage to the riparian area and watercourse during and after construction.
5. County Roads
 - a. County roads must be maintained to accommodate a much higher level of traffic and large RV, trailers and campers (big rigs).
 - b. County Road 19 will receive heavy traffic and the portion used by Red Canoe should be cooperatively maintained by Red Canoe and the County for the benefit of Park County residents who use that road.
6. Road surfaces, trails, paths should all be treated to prevent soil erosion. With a grade of 25% on most of the camp site locations, the loops must be stabilized to prevent loss of road surface, driving hazard and erosion into the watercourse.
 - a. Snow removal plan when campers are present. It can snow any day of the year.
 - b. Rain runoff must be cleanly diverted.
 - c. Dust control plan for the benefit of the nearby residents.
7. Heavy traffic concerns must be addressed on behalf of nearby residents.
8. Fire (campsite \open fire provision). Irresponsible campfire is a danger to the residents in Alma and to wildlife.
 - a. Enforce the strictest open fire requirement. ABE recommends high-wall fire rings and a policy to check the fire rings each morning for live coals – or even consider disallowing individual campsite open fires.
 - b. Clear posting of burn ban when in effect.
 - c. Enforce penalties for violation of rules
9. Property perimeter fencing
 - a. Must meet Highest Safety requirements for reduction of bear and moose conflicts and prevention of campers access to adjoining private property.
10. Guest Pavilion – maximum accommodation of 200 is not adequately accommodated for:
 - a. Appears to have insufficient number of vehicle parking spaces for rental to 200 local residents/non-campers.
 - b. 2 restrooms for 200 guests at the Guest Pavilion is inadequate.

11. Noise and Light pollution from 150 camp sites can negatively impact the nearby residents. ABE recommends a plan be developed.

Signed: Amy Mitchell

Title: ABE Secretary

Date: June 19, 2019

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- We have reviewed this referral and find no conflicts with our interests.
A formal recommendation is under consideration and will be submitted to you prior to
Please refer to the attached letter.
We offer the following comments regarding this referral:

Signed: Nancy A. Bowen
Title: Town Administrator
Date: 7/31/19



PO BOX 1050 59 EAST BUCKSKIN ALMA, CO 80420
719 836-2712 FAX 719 836-3435
NComer@TownofAlma.com

~~June 5, 2019~~

July 31, 2019

Re submitted

Park County Planning Department
PO Box 1598
Fairplay, CO 80440

RE: Red Canoe Rezoning
Case # 19ZON-05

Dear Sirs;

At its regular meeting of June 4th, 2019, the Town of Alma Board of Trustees discussed the above referenced case. The Town is in opposition to the rezoning. It is not in the interests of the municipality of Alma to promote a development adjacent to Alma that is not under the jurisdiction of the town of Alma and not using the municipalities utilities. It should be annexed by the town of Alma prior to development.

Sound development incorporates the water and sewer services for the greater good of all the residences and municipality of Alma as well as the environment. It should be pointed out that the development will be duplicating the services that the town provides at a great cost to the developer. Water and sewer services should be consolidated for greater efficiency and lesser environmental impact. The object of DOLA and good development is the regionalization of water and sewer systems. As presented, the Red Canoe development will need a water treatment plant for its surface water source (above bedrock level water table from surface water with organic contaminants). It also has a marginal sewer treatment system partially treating water and sending it to huge leach fields next to the riparian areas of the middle fork of the South Platte River. We would like to know the position of the Denver Water Department and any other major downstream users on the viability of this sewer treatment system at high altitude and much lower temperatures in their watersheds. Please have 285 Engineering address these concerns.

We also believe, if this property is allowed to develop while it is not annexed to the Town of Alma, that the town of Alma and its Police Department will be called out for emergency services and security issues, unduly, due to the town proximity to the development. This will create a greater financial burden to the town of Alma and its citizens. If un-annexed development is permitted it will also undermine the rites of Alma citizens and the town to have direct input, to work with development and guide

June 5, 2019

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growth in an aesthetic and compatible way to conform with the regulations, design guidelines of the town of Alma and its Comprehensive Plan.

Concerns that were brought up at Town meetings include whether it is a compatible usage in a residential area; the county road is not designed to accommodate the anticipated long RVs potentially pulling trailers hauling OHVs; and the potential use of those OHVs on County Roads and in residential neighborhoods will cause disturbance issues, i.e., dust and noise. These concerns need to be addressed if the project is to be a benefit to the community.

In closing, un-annexed development adjacent to the town of Alma will be unwise, problematic and disruptive to the long term, sustainable, and cohesive growth of the municipality.

Sincerely,

Mayor Saam Golgoon
Town of Alma