

Advisory Board on the Environment

Park County Planning Department

P.O. Box 1598
Fairplay, Colorado 80440

Phone: (719) 836-4254 • Fax: 719-836-4268 • E-mail address: jdeagan@parkco.us

Referral Response

Comment Deadline Date: January 11th, 2021 Submitted Date: November 27th, 2020

Case #: 20CUP-08 Case Name: Twisted Pines Commercial Campground

Request: The applicant is requesting a conditional use permit to allow a Commercial Campground on a 41.02 acre Agriculturally zoned lot.

Legal Description: Part of the NE ¼ S19 T14 R72, addressed as 2318 C.R. 59, Guffey.

Date of Planning Commission Hearing: Tuesday, January 12th, 2021

Date of BOCC Hearing: To be determined.

X We have reviewed this referral and find that it **does** comply with our specific organization's concerns.

X We offer the following comments regarding this referral: Wildlife concerns: Please enforce campers to use bear-proof trash and food storage cans, they only work when they are used. Set a policies for: 1) no bird feeders to reduce attraction of bears and other wildlife, 2) pets must be leashed at all times. Not shown on application but if there will be livestock areas – horse corral - to serve horse trailer/campers use electric fence on the corral. Environmental: Install a surface like gravel on the campground site to reduce erosion. Properly size the septic/leach field for 19 campsites.

Signed: Amy Mitchell Date: December 16,
2020

Title: ABE Chair Secretary

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We have reviewed this referral and find that it **does** comply with our specific organization's concerns.

We have reviewed this referral and find that it **does not** comply with our specific organization's concerns for the following reasons:

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 enclosed letter.

We offer the following comments regarding this referral:

Public Works will conduct a brief traffic study to determine if additional signage may be needed once operations have begun.

Signed: Greg Kasparek Date: 1/11/21

Title: Right-of-Way Manager, Park County Public Works

Southern Park County F.P.D.

From: [Eugene Farmer](#)
To: [John Deagan](#)
Subject: Re: 20CUP-08 (Twisted Pines Commercial Campground) Referral
Date: Tuesday, December 15, 2020 3:20:46 PM

John,

I made a trip to that property (I think) there may be an issue with the address not being in order. I will send this to Cindy and see if she can help. I visited with the guy at 2428 (schedule number 47592) and he said the property is north of him and the address 2318 should be south of him. There is no address sign for 2318. The department is okay with this condition use permit though I would like to see some kind of caution sign on County Road 59 as that is heavy traveled at speeds greater than the posted speed limit and I have had 2 vehicle wrecks within 1/4 mile of that location (there is washboard in the road that causes vehicles to fishtail) and possibly a better fence to keep young kids out of the road way. Just for your information I would expect the community (Guffey area) to be greatly against this.

Thanks
Eugene Farmer
Fire Chief
Southern Park County Fire & EMS

On Mon, Dec 14, 2020 at 4:42 PM John Deagan <JDeagan@parkco.us> wrote:

Please write or call with any questions.

John Deagan, AICP
Park County Planner
719 836 4254