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COUNTY OF PARK
Director of
Development Services



ADMINISTRATIVE DECISION - AMENDED

ELK FALLS GUEST RANCH
CONFORMANCE WITH BOCC RESOLUTION 2009-35

Prepared by: Sheila Cross, Director of Development Services

Date: July 26, 2018

Background

On June 18, 2009, the Park County Board of County Commissioners approved Resolution No. 2009-35, rezoning property known as the Elk Falls Guest Ranch from Residential to Agricultural. More specifically, the property is: NW1/4, W1/2NE1/4; N1/2NW1/4SE1/4; N1/2S1/2NW1/4SE1/4 of Section 25 and the NE1/4; N1/2SE1/4 of Section 26. Condition 2.a. of the resolution states that “Events taking place primarily outdoors may only occur between the hours of 9 a.m. and 9 p.m.”

One of the primary event venues at the property was known as the Willows Pavilion (recently renamed Mountain View Ranch). Attachment 1 shows the structure discussed herein. The purpose of this administrative decision is to clarify whether the 9 p.m. curfew applies to events held at the pavilion.

Discussion

While “pavilion” often refers to a temporary or tent-like structure, that is not what the structure in question is. The structure is fully enclosed by the floor, roof, walls, windows, and doors. It is approximately 2,000 square feet of indoor, weather-proof space. There is an open patio west of the structure (760 sf) and a covered exterior space/walkway south of the structure (630 sf). There are doors on the south, west, and east sides of the structure. The north side is a gable wall with substantial inoperable glazing.

Based on building code occupant loads the pavilion could hold 133 people. The patio and covered exterior space could hold 93 people. The interior pavilion space accommodates more people than the associated exterior space.

Decision

Based on the foregoing, events held at the Mountain View Ranch (formerly Willows Pavilion) are not “primarily outdoors” and therefore are not subject to the 9 a.m. to 9 p.m. limitation.

Attachment 1

Elk Falls Guest Ranch - Willows Pavilion

