



# REVIEW AGENCY REFERRAL FORM

Date Sent: 8/6/2014

## TELLER COUNTY PLANNING DEPARTMENT

P.O. Box 1886, Woodland Park, CO 80866

(Phone) 719-686-5414

**RESPOND BY: 8/27/2014**

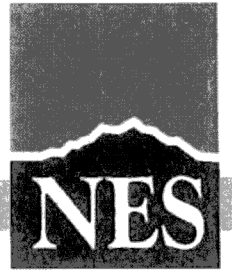
FILE NUMBER	PROJECT NAME	TYPE OF APPLICATION
LUR-00043(14)	Amend LUR Sections 2.6.1.A.1, 8.3.Q.d, and 8.3.Y	LUR TEXT AMENDMENT
<b>APPLICANT:</b> Ms. Andrea Barlow, N.E.S. Inc. (representing Sanborn Western Camps)		<b>Phone:</b> 719-471-0073
<b>LOCATION:</b> Various Properties throughout Teller County, Colorado		
<b>TELLER COUNTY STAFF CONTACT:</b> Ms. Lor Pellegrino, AICP, Senior Planner		<b>Phone:</b> 719-686-5414
<b>APPLICATION SUMMARY:</b> An application to amend Sections 2.6.1.A.1, 8.3.Q.d and 8.3.Y to distinguish "Recreation Camp, Retreat or Outdoor Education Facility" uses from "Resort" special uses and to allow these "camp" uses as an outright permitted use in the A-1 zone district (with conditions).		

The Teller County Planning Department has received the above-described development application and your comments are an important part of the evaluation and review process. In order to consider all agency comments and incorporate them into the staff evaluation and assessment, your response is requested by 8/27/2014. **If we do not receive your response by then, and you have not requested an extension, we will assume you do not object to the application as submitted.**

TELLER COUNTY	Plats	Application Documents	Site Plan & Drawings	Supporting Documents
Teller County Attorney	NA	1	NA	NA
Teller County Transportation				
Teller County Environmental Health				
Teller County Parks	NA	1	NA	
EXTERNAL AGENCIES	Plats	Application Documents	Site Plan & Drawings	Supporting Documents
Divide Planning Committee	NA	1	NA	NA
4-Mile Planning Committee	NA	1	NA	

**Planning Commission Hearing: TO BE DETERMINED**

**Board of County Commissioner's Hearing: TO BE DETERMINED**



August 6, 2014

Lor Pellegrino, AICP,  
Senior Planner  
Teller County Community Development Services  
P.O. Box 1886,  
Woodland Park, CO 80866

Dear Ms. Pellegrino,

**RE: Application by Sanborn Western Camps for a text amendment to the Teller County Land Use Regulations in respect of the Teller County, Camps, Retreats, and Outdoor Education Facilities.**


We act on behalf of Sanborn Western Camps/Colorado Outdoors Education Center in respect of the above application to amend the text of the Teller County Land Use Regulations (see attached authorization letter).

We have been working with Sanborn Western Camps and other Camps, Retreats, and Outdoor Education Centers in Teller County to ensure that all their interests and concerns are represented in the proposed text amendment. We have met with this group on a number of occasions and all are in support of the proposed text amendment. The specific camps/retreat involved in this process are:

Sanborn Western Camps  
Golden Bell  
Quaker Ridge Camp  
Trout Haven  
John Wesley Camp  
Rock Mountain Mennonite Camp  
Camp Elim  
Girls Scouts of Colorado (Sky high Ranch)  
Sonscape Re-creation ministries  
Cathedral Ridge  
El Tesoro Retreat Center

If you have any questions regarding the content or intent of the proposed text amendment please do not hesitate to contact me at 719.471.0073 or [abarlow@nescolorado.com](mailto:abarlow@nescolorado.com).

Sincerely,

  
Andrea Barlow  
N.E.S. Inc.

Authorization and Consent for Authorized Agent/Representative to Act

I, Jane Sanborn, of Sanborn Western Camps/Colorado Outdoors Education Center, PO Box 167, Florissant, CO 80816, do authorize and appoint N.E.S. Inc., 508 South Tejon Street, Colorado Springs, CO 80903 as the Applicant's Representative and consent for them to act on my behalf with regards to all actions before Teller County concerning the Land Use Application for a text amendment to the Teller County Land Use Regulations in respect of the Teller County Recreation Camps, Retreats, and Outdoor Education Facilities.

Acknowledged this 6<sup>th</sup> day of August, 2014

Jane Sanborn  
Jane Sanborn

Notary Certificate:

STATE OF COLORADO )  
                                  ) sis  
COUNTY OF TELLER    )

The foregoing authorization was acknowledged before me this 6<sup>th</sup> day of August, 2014, by Jane Sanborn

Witness my hand and official seal.

My commission expires: 06/17/2018  
Carol E. Smith

Notary Public

CAROL E SMITH  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19874188481  
MY COMMISSION EXPIRES JUNE 17, 2018

# LAND USE APPLICATION FORM

Teller County Community Development Services  
Post Office Box 1886 • Woodland Park, CO 80866  
(719) 687-3048 • FAX: (719) 687-5256

TYPE OF APPLICATION (CHECK ONE)	
<input type="checkbox"/> Amended Final Plat <input type="checkbox"/> Amendment to Official Zone Map (Rezone) <input type="checkbox"/> Combined Sketch/Preliminary (/Subdivision) <input type="checkbox"/> Combined Sketch/Preliminary (PUD) <input type="checkbox"/> Final Plat <input type="checkbox"/> Interior Lot Line Vacation <input type="checkbox"/> Location & Extent <input type="checkbox"/> Minor Infill Subdivision <input type="checkbox"/> Preliminary Plan (Subdivision) <input type="checkbox"/> PUD (Sketch or Preliminary) <input type="checkbox"/> Sketch Plan (Subdivision) <input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Special District <input type="checkbox"/> Special Exemption Plat <input type="checkbox"/> Special Review Use Permit: <input type="checkbox"/> Conditional Use for _____ _____ <input type="checkbox"/> Special Use for _____ _____ <input type="checkbox"/> 1041 <input checked="" type="checkbox"/> Other: <u>LUR TEXT AMENDMENT</u>

**PROJECT NAME:** TELLER COUNTY RECREATION CAMPS, RETREATS & OUTDOOR EDUCATION FACILITIES  
 **APPLICATION FEE AMOUNT** (must be attached): \$630.00

PROPERTY OWNER (please print)
<b>IF MORE THAN ONE PROPERTY OWNER, ALL PROPERTY OWNERS MUST BE LISTED</b> (attach list) Name: <u>NONE - NO SPECIFIC PROPERTY INVOLVED</u> Mailing Address: _____ Phone: Office: _____ Home: _____ Fax: _____ Email: _____ <input type="checkbox"/> (1) TITLE COMMITMENT, TITLE GUARANTEE, TITLE COMPANY OWNERSHIP & ENCUMBRANCE REPORT, OR ATTORNEY'S TITLE OPINION; OR <input type="checkbox"/> DEED(S) as required

- ADJACENT PROPERTY OWNERS LIST names & addresses
  - ADJACENT PROPERTY OWNERS MAILING LABELS
  - MINERALS INTEREST FORM AND LIST as required
  - SPECIFIC APPLICATION SUBMITTAL MATERIALS
- } N/A NO SPECIFIC PROPERTY INVOLVED

APPLICANT- IF DIFFERENT FROM PROPERTY OWNER (please print)
Name: <u>SANBORN WESTERN CAMPS / COLORADO OUTDOORS EDUCATION CENTER</u> Mailing Address: <u>P.O. BOX 167, FLORISSANT, CO 80816</u> Phone: Office: <u>719-748-3341</u> Home: _____ Fax: _____ Email: _____ <input type="checkbox"/> WRITTEN, NOTARIZED, AUTHORIZATION AND CONSENT FROM ALL PROPERTY OWNERS FOR AUTHORIZED AGENT TO ACT ON THEIR BEHALF

**AUTHORIZED AGENT - IF DIFFERENT FROM PROPERTY OWNER** (please print)

Name: N.E.S. INC.

Mailing Address: 508 SOUTH TEJON STREET, COLORADO SPRINGS, CO 80903

Phone: Office: 719-471-0073 Home: \_\_\_\_\_

Fax: 719-471-0267 Email: abarlow@nescolorado.com

WRITTEN, NOTARIZED, AUTHORIZATION AND CONSENT FROM ALL PROPERTY OWNERS FOR AUTHORIZED AGENT TO ACT ON THEIR BEHALF N/A

**NOTE: ALL CORRESPONDENCE REGARDING THIS APPLICATION WILL BE ADDRESSED TO THE AUTHORIZED AGENT/REPRESENTATIVE UNLESS OTHERWISE REQUESTED.**

**SURVEYOR** (please print)

Name: N/A

Mailing Address: \_\_\_\_\_

Phone: Office: \_\_\_\_\_ Home: \_\_\_\_\_

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**ENGINEER** (please print)

Name: N/A

Mailing Address: \_\_\_\_\_

Phone: Office: \_\_\_\_\_ Home: \_\_\_\_\_

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**PROPERTY INFORMATION**

**Legal Description of Property:** N/A NO SPECIFIC PROPERTY INVOLVED

If Subdivision, name: \_\_\_\_\_  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Filing \_\_\_\_\_ Tract \_\_\_\_\_

If Metes and Bounds: Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ OR Attach a legal description and survey depicting the property boundary.

If Mining Claim(s), include name(s) and Mineral Survey Number(s):  
\_\_\_\_\_  
\_\_\_\_\_

**Street Address:** \_\_\_\_\_

**Assessor's Tax Parcel Identification No(s) (PID):** \_\_\_\_\_

**NOTE: IF LESS THAN THE ENTIRE PROPERTY IS THE SUBJECT OF THIS APPLICATION, ALSO ATTACH A LEGAL DESCRIPTION OF THAT PORTION AFFECTED.**

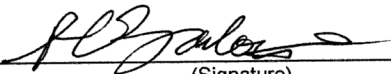
Total Acreage of Property: \_\_\_\_\_  
Total Affected Acreage: \_\_\_\_\_  
Zoning of property: \_\_\_\_\_  
Zoning and Land Use of surrounding properties: \_\_\_\_\_  
Current Land Use: \_\_\_\_\_  
Access: \_\_\_\_\_  
Source of Water (if in a District, provide name): \_\_\_\_\_  
Source of Waste Water Disposal (if in a District, provide name): \_\_\_\_\_  
Name of Fire Protection District: \_\_\_\_\_  
Name of Electric Provider: \_\_\_\_\_  
Name of Gas Provider: \_\_\_\_\_  
Date Parcel(s) Created (for Unplatted Boundary Adjustment Special Exemption Plat): \_\_\_\_\_

**WRITTEN NARRATIVE/DESCRIPTION OF PROJECT**  
(attach additional information as necessary or use page 4)

SEE ATTACHED PROJECT STATEMENT.

**PROPOSED ZONING** (for Zone Change only):   N/A

I HEREBY CERTIFY THAT THE FOREGOING REPRESENTATIONS AND ATTACHMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

1. ANDREA BARLOW FOR N.E.S. INC. 8/6/14  
(Printed Name) (Date)  
  
(Signature)
2. \_\_\_\_\_ (Date)  
\_\_\_\_\_  
(Signature)
3. \_\_\_\_\_ (Date)  
\_\_\_\_\_  
(Signature)
4. \_\_\_\_\_ (Date)  
\_\_\_\_\_  
(Signature)

**NOTE: SIGNATURES OF ALL PROPERTY OWNERS, AND THE AUTHORIZED APPLICANT, REPRESENTATIVE AND/OR AGENT IS REQUIRED**  
(use space over as needed)

OTHER INFORMATION	
(attach additional sheets as necessary)	

FEE RECEIPT (official use only)			
Received By: _____	Date: _____		
Amount Received: \$ _____	Check #: _____	Receipt #: _____	

## **TELLER COUNTY CAMPS AND RETREATS**

### **PROPOSED TEXT AMENDMENT TO THE TELLER COUNTY LAND USE REGULATIONS TO SUPPORT THE CONTINUED VIABILITY OF RECREATION CAMPS, RETREATS, AND OUTDOOR EDUCATION FACILITIES**

#### **PROJECT STATEMENT**

**JULY 2014**

#### **1. PROJECT DESCRIPTION**

This application proposes to amend the text of the Teller County Land Use Regulations (LUR) to support the continued viability of the numerous Recreation Camps, Retreats, and Outdoor Education Facilities (hereafter referred to as Camps) that have operated in Teller County for many years. The majority of the existing Camps are zoned A1 – Agriculture, and within that zone are considered to be legal non-conforming uses. As such the Camps cannot expand their operations or even replace/upgrade obsolete facilities (other than in strict accordance with LUR 1.13.D) without the submittal of a Special Review Use Permit. The submittal requirements for the Special Review Use Permit process are beyond the means of most of these organizations and the site plan requirements in particular are unduly onerous given the extensive acreages owned and operated by these Camps.

This application proposes an amendment to the LUR to allow Camps as a permitted use in the A1 zone. This will enable Camps to obtain Building Permits for replacing/upgrading existing facilities. This amendment also proposes that minor expansions to existing facilities, below the specified thresholds, be considered Administrative Review Uses due to their limited impact. The site plan requirements for minor expansion would be restricted to the area impacted by the proposed expansion only, not the entirety of the acreage owned by the Camp. The requirements of Chapter 4 Infrastructure, Chapter 5 Site Development, and Chapter 6 Critical Areas of the LUR would not apply to minor expansions.

The proposed amendment also provides that major expansion of existing facilities, above the specified thresholds, would continue to require a Special Review Use Permit. The site plan requirements and the requirements of Chapter 4 Infrastructure, Chapter 5 Site Development, and Chapter 6 Critical Areas of the LUR would be restricted to the area impacted by the proposed major expansion, not the entirety of the acreage owned by the Camp. Any new Camp would continue to be subject to the full extent of the Special Review Use Permit requirements.

A revised definition for “Resorts” is also proposed that excludes reference to “Camps and Retreats” (LUR 8.3.Y). Existing, approved, and new Resorts would fall under this revised definition. Resorts will continue to be a Special Use in the A-1 Zone. An additional minor text amendment is also proposed to remove reference to Summer Camps in the “Child Care Center” definition (LUR 8.3.Q.d).



## 2. PROJECT JUSTIFICATION

By designating Camps as a legal non-confirming use in the A-1 zone, there is the implication that the use is incompatible with the base zoning (LUR 1.13.D.). The current designation of Camps as a Special Review Use by definition implies that the use is an “intense or heavily impacting uses” within the A-1 zone (LUR 8.2.A.3). The Applicant strongly disputes this as a matter of fact and precedent, for the following reasons:

- a. Camps are a low-intensity, seasonal operation, that have substantiality less overall impact on roads and utilities, than year-round businesses and residences. They cannot sensibly be considered an “intense or heavily impacting use”, as would be suggested by their Special Review Use classification.
- b. Due to the nature of the operation, the existing Camps require a rural location for their activities. Most occupy expansive acreage and operate programs that rely on proximity to wildlife and the natural environment. Allowing children and adults to spend time in the out-of-doors and to learn more about nature is an important element in the mission of the Camps. This means that the facilities must be located within areas that have access to the natural domain. In Teller County, the only option is a location within the A-1 zone, as there is no zone that recognizes rural enterprises within an Agricultural Zone in the Teller County LUR.
- c. Many of the Camps in the County existed prior to the first zoning regulations in Teller County in 1973. The LUR has changed multiple times since 1973 and each change brought a different designation for Camps. From 1973 to 1986, Camps were “principal permitted uses” within the A-1 zone. After 1987, Camps were demoted to Conditional Uses within the A-1 zone. In 1997, Camps were required to obtain a PUD development plan approval in order to comply with the LUR. In the 2000 LUR there is no mention of Camps or commercial recreational facilities and as an unlisted use, the presumption is that the use is not allowed. The current 2008 LUR now further relegates Camps to legal, non-confirming uses, requiring a Special Review Use Permit for any proposed improvements.

As a legal, non-confirming use there is limited potential to renovate or replace facilities, as Building Permits cannot be issued to such uses. This situation was eased to a limited extent in December of 2012 when the Board of County Commissioners passed a text amendment to Section 1.13.D of the LUR allowing legal non-confirming uses to replace a structure in its own footprint, provided there is no increase in size and intensity of use/ occupancy. The amendment also allows expansion of structures to meet public health and safety standards, ADA standards, to provide solar energy, and for equipment replacement/ maintenance. While this has allowed Camps to be able to respond to regulatory changes and to replace buildings that have become obsolete or damaged by natural events, it does not enable Camps to expand and modernize facilities to meet customer expectations or to add services to their facilities to meet customer demands.

The Special Review Use Permit process is a burdensome and costly process for Camps, many of which own extensive acreage and numerous buildings. It can take significant monetary and time resources to

complete the process. The proposed text amendment proffers a simpler Administrative Review process for minor expansion and limits the site plan requirements to the area impacted by the proposed improvements. For example, if a small extension to an existing building is proposed it is not necessary for the Camp to submit a site plan for the entire acreage of its property (some of the Camps have several hundred/thousand acres), when only perhaps an eighth of an acre is affected by the proposal. For major expansion Special Review Use Permit is still proposed, but again restricting the site plan and any other code requirements to the area impacted by the proposed improvement. This will significantly reduce the burden on Camps and will help to secure the future health and survivability of these organizations.

The text amendment does not promote piecemeal expansion. Each proposal will be subject to application and review by Staff. The purpose of this amendment is to allow applications for small-scale expansion to carry less onerous submittal requirements. The amendment specifies a threshold to the extent to which a Camp can expand with these more limited submittal requirements.

Through this proposed text amendment to the LUR, the Applicant is seeking reasonable accommodations that acknowledge the unique place that Camps hold economically and environmentally within the County. It is in the best interest of Teller County to allow these businesses to survive and thrive. The proposed text amendment will facilitate this while at the same time providing the County with the necessary tools to control the intensity of use and ensure that these facilities continue to respect and minimize impact on the rural environment

### **3. TELLER COUNTY EVALUATION STANDARDS**

The proposed amendment to the text of the LUR to support the continued viability of the Teller County Camps meets the evaluation standards set out in Section 2.11.E.1 of the LUR as follows:

- a. Consistent with Master Plan. Whether the proposed amendment is consistent with the purposes, goals, objectives and policies of all applicable legislatively adopted Teller County master plan(s) or map(s).**

The Teller County Growth Management Plan supports the strategy of directed growth and defines community goals as “the prevention of sprawl of development in accordance with the ability to provide adequate public facilities and services, preservation of the environment and maintenance of the sense of community.” The proposed text amendment will not lead to “sprawl in development” or increase the strain on public facilities and services. The Camps already exist and the amendment only seeks to facilitate minor, controlled, expansion without placing an onerous burden on the organizations that run the Camps. The text change will also support the continued viability of existing Camp facilities, which support the preservation of the natural environment and promote a sense of community.

In supporting the continued viability and growth of the Camps, the proposed text changes will help to “promote a well-balanced, diversified economy to promote local employment opportunities, to promote a stronger capture of local and tourist expenditures, and to provide an adequate supply of commercial opportunities” (Objective 10A). In this regard, Policy Statement 10A-3 recognizes that commercial and recreational development is important in promoting a fiscally sound and balanced economy, and that their attraction, retention, and expansion should be encouraged.

The proposed text change would also help to realize several other Policy Statement/Implementation Strategies set out in Section 8 of the Teller County Growth Management Plan including:

3B-15: Encourage public and private education programs to provide learning opportunities for all ages.

3B-36: Encourage the accessibility of all to recreational and leisure facilities.

6-7: Encourage public awareness of the importance of preserving environmentally significant lands.

6-18: Encourage the promotion of awareness programs to acquaint the public with the basic needs of wildlife.

6-33: Encourage methods for the preservation of environmentally significant lands through private stewardship.

9A-15: Encourage the maintenance and preservation of the natural environment of the Teller County communities.

- b. Changed Conditions. Whether the proposed amendment is necessitated by a change in economic, population, technological or other conditions requiring amendment to these Regulations or modification of zone district standards, and whether it is in the interest of the public health, safety, and welfare to amend the Land Use Regulations and/or encourage a new use or density in the area.**

As noted above, the changes in the Teller County LUR since 1973 have progressively downgraded the land use classification of Camps from a permitted use in the A-1 zone to a legal, non-conforming use that requires a Special Review Use Permit to enable any substantive improvements. These changed conditions have created a serious hardship for many Camps within the County and the proposed text amendment seeks to rectify this situation.

- c. Effect on Natural Environment. Whether the proposed amendment would result in adverse impacts to the natural environment, including water, air, noise, stormwater management, wildlife habitat, vegetation, and wetlands, that cannot be substantially mitigated.**

In many cases, camps and conference centers are leading conservationists in the County, preserving large acreages for hiking, horseback riding, and other outdoor activities. They also preserve wildlife habitat and areas of natural beauty. These organizations are environmentally minded and are educating children and adults in environmental practices. By giving young people a chance to form a positive relationship with the natural world, camps and conference centers are educating those who will care about our environment in the future.

- d. Community Need. Whether the proposed amendment addresses a demonstrated community need.**

There are numerous Camps in Teller County, which contribute significantly to the local economy by employing more than 450 people, spending more than \$3.5 million annually to operate and maintain these facilities, and by attracting over 53,000 guests to the county annually. Using a common tourism industry multiplier, these guests spend over \$5 million annually in the County as they go to or come from the facilities. These facilities also contribute to the tax base of the county by paying property tax, sales tax, and vehicle taxes. See attached "Camps, Retreats and Lodging Survey Results" conducted by the City of Woodland Park Economic Development Office in Spring, 2012.

Camps and conference centers are leaders in promoting healthy lifestyles for both children and adults who visit these centers, where they experience a nurturing community and gain a close personal connection with the natural world. There is extensive research to demonstrate that the outdoor experiences provided at Camps contribute to physical, social, emotional and spiritual health.

These organizations make a significant contribution to the prosperity of Teller County by providing employment, a tourism base, and spending operational funds within the County. They are also good citizens, supporting local events, school events, and other community endeavors. The general welfare of the present and future inhabitants of Teller County will be enhanced by continuing to allow Camps to survive and thrive through the proposed text amendment to the LUR, rather than continuing to support a regulation that creates hardship that could drive these uses out-of-business.

Proposed text additions to the LUR are shown in red and deletions are struck through.

1. Amendment to Section 2.6.1.A.1. AGRICULTURAL ZONE DISTRICT (A-1) – to included Recreation Camp, Retreat or Outdoor Education Facility as a Permitted Use

Section 2.6.1.  
AGRICULTURAL ZONE DISTRICT (A-1)

A. Uses

1. Permitted Uses

PERMITTED USE	CROSS-REFERENCE
Accessory Dwelling Unit (as restricted)	Section 2.5
Agricultural uses including general farming, forestry, and ranching	
Animal Hospital / Veterinary Clinic: ≥35-acres only. See Use Restrictions below.	Section 8.3.A
Animals - pet animals	
Animals - commercial and noncommercial domestic hoofed livestock; commercial and noncommercial small livestock, poultry, fowl	
Camping on property less than 60 days/year	Section 2.4
Child Care Center - 4 or fewer	Section 8.3.Q
Communication facility - roof or wall mounted	Section 8.3.I
Communication facility - "stealth"	Section 8.3.I
Dwelling - up to 3 single-family residential units (as restricted) (includes mobile home)	Section 2.5; Section 2.6.1.B
Emergency services facilities (subject to Location and Extent review)	Section 8.4
Essential services (subject to Location and Extent review)	Section 8.4
Family Child Care Home: 5 or fewer	Section 8.3.Q
Foster Care Home: 5 or fewer	Section 8.3.Q
Guest House (as restricted)	Section 8.3.M
Home Business - No Impact	Section 8.3.N; Chapter 12
Home Health Services/Home Health Care (peripatetic)	Section 8.3.Q
Homemaker Agency/Services (peripatetic)	Section 8.3.Q
Hospice care - (peripatetic)	Section 8.3.Q
Independent Residential Support Services (peripatetic)	Section 8.3.Q
Livestock Boarding facility: ≥35-acres only. See Use Restrictions below.	Section 8.3.D
Personal Care Agency/Services (peripatetic)	Section 8.3.Q
Public uses and facilities (subject to Location and Extent review)	Section 8.4
<b>Recreation Camp, Retreat or Outdoor Education Facility</b>	<b>Section 8.3.Y</b>

Respite Care Provider/Services (peripatetic )

Section 8.3.Q

2. **Amendment to Section 8.3.Y – to include a new definition and specific provisions for Camps and Retreats**

**Y. Recreation Camp, Retreat or Outdoor Education Facility.** Within Teller County there are several facilities that offer outdoor, rural activities and experiences for school, church, and other groups. Most of these facilities pre-date the commencement of the Land Use Regulations in the County and, due to the nature of the use, are situated in rural locations. For this reason these uses are considered a Permitted use within the A-1 Agricultural zone, in which most of these properties are situated. However, in order to ensure that these facilities continue to respect and minimize impact on the rural environment, this Section of the Regulations identifies those improvements that require an Administrative Use Permit (no or low impact improvements) or a Special Use Permit (high impact improvements).

These regulations are only intended to address local land use and zoning regulations and do not supersede any State criteria. The State of Colorado Department of Human Services regulates those Recreation Camps that offer overnight accommodations for children or adults with special needs for greater than 72 hours.

1. **Definition.** Lots parcels or tracts of land with buildings, structures, and other improvements, generally used for short term residential use, educational, religious, and/or recreational purposes. The primary residential component of the property normally comprises lodges, cabins, or dormitories, but may also include campground/recreational vehicle areas with or without utility hook-ups. The residential component will largely be occupied for short-term periods, although some year-round employee lodging is permissible. The property may also include dining halls, meeting and conference buildings, chapels, washhouses, gymnasium and recreational facilities, maintenance buildings, and other similar structures to support the mission of the facility. Recreational facilities may include a swimming pool, riding stables, picnic shelters, ropes courses, sports fields and courts, and similar facilities and activities appropriate to the mission of the facility. The inclusion of these recreational activities does not qualify the use as a "Recreation Facility" as defined in Section 8.3.X of these Regulations.

The term "Recreation Camp, Retreat or Outdoor Education Facility" includes retreats, counselling centers, outdoor education centers, summer camps, sports camps, and other similar uses where permanent facilities are used and occupied for temporary periods. This term does not include Hotels, Motels, and Resorts, as otherwise defined in these Regulations. Campground/recreational vehicle areas do not require a separate use permit if operated as part of a Recreation Camp/Retreat/Outdoor Education Facility.

2. **Administrative Review Use Permits.** The following are subject to an Administrative Review Permit:
  - a. **Minor Expansion of Existing Facilities.** Expansion of an existing structure or construction of new structures that does not increase the intensity of use on the property by more than 20%, or no more than 40 additional overnight beds. The site plan for the Administrative Review Permit shall be limited to the area impacted by the proposed new development. The requirements of Chapter 4 Infrastructure, Chapter 5 Site Development, and Chapter 6 Critical Areas of these Regulations will not apply to minor expansion of existing facilities within the thresholds identified above.

3. Special Use Permits. The following are subject to Special Use Permit Review:

- a. Major Expansion of Existing Facilities. Expansion of an existing structure or construction of new structures that exceeds the threshold set out in Section 8.3.Y.2.a. The site plan and the requirements of Chapter 4 Infrastructure, Chapter 5 Site Development, and Chapter 6 Critical Areas of these Regulations shall be limited to the area impacted by the proposed new development.
- b. New Recreation Camps, Retreats or Outdoor Recreation Facilities. All new Recreation Camps, Retreats or Outdoor Recreation shall require a Special Use Permit and must comply with the requirements set out in Chapter 8 of these Regulations.

3. Amendment to Section 8.3.Y. Resorts – to amend definition of Resorts to remove reference to Camps and Retreats

**YY.** **Resort.** Lots, parcels, or tracts of land improved with buildings (or other habitations) and sanitary facilities, generally used for short term or extended occupancy chiefly for extended rest or recreation, and often provided with lodges with dining rooms and/or accessory shops. The term "lodges" when used in connection with Resorts means a hotel or similar establishment providing sleeping rooms or apartments in a main building, or cabins, or other sleeping or living accommodations. ~~The term "Resort" also includes "retreat" or "counseling" centers, "summer camps," "recreation camps," "sports camps" and other similar uses where permanent facilities are used and occupied for short term or extended periods.~~ The term does not include Campgrounds or Recreational Vehicle Parks as otherwise defined in these Regulations.

4. Amendment to Section 8.3.Q.d. Child Care Center – to remove reference to "summer camps"

**8.3.Q.d. Child Care Center** (as distinguished from Family Child Care Home, Foster Care Home, or kindergarten or preschool under a program with at least six grade levels). A State licensed facility for five or more children age 18 or less and not related to the owner, operator, or manager of the facility, with or without compensation. Child Care Centers are also:

- (1) Day care centers, school-age child care centers, before and after school programs, nursery schools, kindergartens, preschools, day camps, ~~summer camps~~ and centers for developmentally disabled children. Such facilities may offer EITHER all- or part-day care, OR 24-hour care; and may or may not have a stated educational purpose.
- (2) 24-hour care facilities for children, including children under age six, with stated educational purposes and operated in conjunction with a public, private, or parochial college or private or parochial school. [CRS' 26-6-102(1.5)]

## Camps, Retreats and Lodging Survey Results to Date (5-9-12)

### Introduction

A few months ago, a survey was designed and distributed through Survey Monkey to 43 camps, retreats and lodging facilities throughout Teller County (and one in Park County). To date, 21 facility leaders have responded.

The latest results are summarized below and tell a compelling story about the economic impact of this industry cluster. For example:

- 484 people are employed part-time and full-time, primarily seasonal, by the 21 respondents.
- About 3.54 million dollars is spent annually to operate, maintain and/or improve these facilities.
- Using a common tourism industry multiplier, approximately 53,000 guests/visitors per year could spend another 5.1 million dollars in the area as they go to or come from the facilities (\$96 daily average spent by visitors attracted to an area).

### Results to Date:

#### 1. Describe your facility

1. Motel – 1
2. Bed and Breakfast – 3
3. Guest Ranch – 1
4. Church-affiliated Retreat Center/Camp – 6
5. Educational Retreat Center/Camp – 2
6. Campground – 2
7. Retreat – 5
8. Other – 8

Other: Girl Scout camp; guest cabins; summer camp/retreat center; summer camp for people with disabilities and conference center; fishing lodge; horse motel; psychological-spiritual holistic healing retreat; private fishing club and event center.

#### 2. Do you offer guests:

1. Classes – 5
2. Experiential Learning – 5
3. Team Building – 9
4. Hiking – 12
5. Horseback Riding – 7
6. Swimming – 8
7. Meditation & Spiritual Healing - 5
8. Other – 13

Other – Ropes Course, Sand Volleyball, Ball Field, Basket Ball, Archery, Waterslide, Rock climbing, Snow Tubing, Snow Shoeing, Craft Room (extra), Game Room, Mountain Biking, peace and quiet, Just rest!, full range of camp activities including archery, fishing, tennis, arts and



crafts, sports, canoeing, etc., low and high ropes w/zip line, archery, riflery, disc golf, basketball, volleyball, whitewater rafting, Fishing, Fly Fishing, whitewater rafting, children's programs, overnight pack trips, trapshooting, team-building, low-cost get-away, psychotherapy, couples counseling, nature therapy & study, energy healing, weddings, camping, parties, leadership development, ropes course, backpacking, many outdoor activities, not available outside groups at this time.

3. Are these activities open to both the public and guests?
  1. Yes – 8 (44.4%)
  2. No – 8 (44.4%)
  3. Only if not completely booked by guests – 2 (11.1%)
  
4. How many people does your facility typically employ? (all responses collated=476)
  1. Full-time year-round - 104
  2. Part-time year-round – 29
  3. Full-time Seasonal – 298
  4. Part-time Seasonal – 53
  
5. In a typical year, how much does your facility spend; please indicate estimate for each category? (all responses cumulative, and if a range was indicated, the top of the range is indicated)
  1. Food and Beverage for guests - \$924,500
  2. Housecleaning - \$755,400
  3. Grounds-keeping/snow removal - \$42,550
  4. General maintenance - \$404,500
  5. Capital expenses - \$ 514,000
  6. Supplies (office, housewares, paper products, cleaning, etc) - \$210,300
  7. Equipment - \$299,000
  8. List other expenditures you feel are significant - \$388,800 cumulative for items such as hay, horse, ranch supplies, gas and oil, vehicle repair, equipment rental, utilities, pool, phone & internet, programs.

**Note:** one responder indicated that they would spend much more in the capital expense area, but could not get permits. Another responded, stalled out due to Teller SUP application process

6. Does your facility pay property tax, collect sales tax? (responses collated, except Park County)
  1. Property tax - \$145,275
  2. Sales Tax - \$49,350
  3. Other fees - \$13,500 in vehicle tax/lodging tax

7. Indicate average number of visitors/guests that your facility attracts in a year – Cumulative

Average per year = 53,340

Total Capacity: 26,900

(this is a rough number as not everybody was able to calculate totals for rentals accommodating misc. numbers of people)

8. Would you be interested in a co-op pool of lodging facilities for local purchasing or group purchases?

Yes – 8 (40%)

No – 4 (20%)

Maybe – 8 (40%)

Other: not currently operational; already involved in some co-ops, but interested in more info; don't buy many supplies; locally grown foods, building supplies, when volume increases, most all of guests come from out of state.

9. Would you like to have guests referred to you by other facilities for lodging and/or activities you offer?

Yes -94.4%

No- 5.6%

Other: when we become operational we would love that; private club-referrals for events only; probably wouldn't work with same day referrals, in our off summer season, most of the camps already refer each other if booked.

10. Would you like to be part of the Pikes Peak Area Lodging Network? Note, this is an informal group, not a membership-based organization)

Yes – 100%

Other: Making child-care licensing more appropriate and applicable for camps. Currently, child-care facilities are all subject to the same regulations, so all of us must meet the same stringent standards, whether or not they make sense for a camping situation; How can we get local business? How can we get the word out we are here?; I would love to see a comprehensive guide of attractions and hiking and riding trails within an hour drive of Woodland Park that I could offer at my place; Land Use regulations as related to camps/conference centers.