

Letter of Intent

**Application for Minor Commercial Site Development Plan
June 12, 2017**

Lone Duck Campground
8855 West Highway 24
Cascade, Colorado 80809
Owners: Steven & Lisa Mack

I. Owner/Applicant and Consultant.

Lone Duck, Inc., d/b/a Lone Duck Campground is owned by Steven and Lisa Mack. The Owner/Applicant and Consultant contact information is as follows:

Applicant:

Lone Duck, Inc.
d/b/a Lone Duck Campground
8855 West Highway 24
Cascade, Colorado 80809
(719) 684-9907

Owner:

Steven & Lisa Mack
P.O. Box 25
Cascade, Colorado 80809-0025
(719) 684-9907
(719) 337-5153 (cell)

Consultant:

Debra Eiland, Esq.
Law Offices of Debra Eiland, P.C.
24 S. Weber Street, Suite 300
Colorado Springs, Colorado 80903
(719) 471-1545
edebra@qwest.net

II. Site Location, Size and Zoning.

Lone Duck Campground is located approximately .2 miles southeast of the intersection of Highway 24 and Chipeta Park Road. The property consists of three parcels numbered as follows:

| | | |
|------------|------------|-----------------------------|
| 8315300063 | 3,700 sf | (the "East Parcel") |
| 8315300088 | 1.6 acres | (the "West Parcel") |
| 8315300089 | 2.97 acres | (the "Existing Campground") |

All three parcels are zoned R-T, Residential Topographic. Parcel maps depicting the above referenced parcels are included in Appendix A.

III. Request and Justification.

Lone Duck Campground has been owned and operated by Lisa Mack's family for over 50 years. Historically, the campground provided up to 100 campsites for recreational vehicles and tent campers, as well as several cabins. More recently the

Macks reconfigured a number of the sites to allow use by larger recreational vehicles and cabins. Amenities at the campground include a fishing pond, swimming pool, and picnic grounds.

The Macks applied to amend their previous use variance to reconfigure the current group camping area into 13 individual campsites with electric and water hookups, and to designate the use of all interior campsites for various types of camping related uses including, but not limited to, tents, recreational vehicles, yurts, teepees, and cabins. The El Paso County Board of County Commissioners approved the new Use Variance on March 14, 2017. See, File No. VA-16-007. The approved campground uses are interchangeable at the discretion of the campground owners, and allow the owners to relocate structures such as yurts and cabins from one interior site to another, and to place more of those structures on interior sites. The Variance also gives the Planning Director authority to approve slight modifications to the site plan as a result of events beyond the Mack's control that may randomly prevent the use of some established campsites (e.g., natural phenomena such as groundwater fluctuations).

IV. Existing and Proposed Facilities, Structures, Roads, etc.

The Macks will add electric and water hookups (no sewer) for the 13 new sites. All other campsites already have electric and water hookups. The Macks may also add cabins, yurts, and teepees, which may be placed and relocated at their discretion among the interior sites. The campground currently contains the following facilities and structures:

- Office & Store with game room, TV room, gift shop, laundry room, and bathrooms with showers
- Fishing pond
- Outdoor swimming pool
- Picnic Tables
- Playground
- Outdoor fish cleaning & dishwashing station
- Dog walking area
- An RV dump station
- 7 cabins
- 20 tent campsites, some with electric and water hookups
- 50 RV campsites with electric and water hookups
- Parking lot and group camping area on West Parcel with electric and water available

Campers enter Lone Duck Campground just east of the Green Mountain Falls exit off Highway 24. Campers access their campsites via private internal roads with a posted speed limit of 5 mph. Ample parking, including ADA accessible parking, is provided at the campsites, in front of and across from the Office and Store, and in the group camp parking lot. Fountain Creek runs along the southern boundary, dividing the campground property from residential properties to the south.

The property is bordered on the east, south, and west by mature trees and native vegetation that serves as a natural barrier between the campground and neighboring properties.

V. Waiver Requests.

The Applicant is currently making no waiver requests with this application.

VI. Criteria for Approval of Updated Minor Site Development Plan.

A. Landscape Requirements

1. Roadway Landscape Requirements. The Roadway Landscape Requirements of the Land Development Code are not applicable to Lone Duck Campground. While State Highway 24 runs parallel to the northern boundary of the campground property, several other commercial businesses front Highway 24 and the campground itself is not adjacent to the Highway. The northern boundary of the campground property is approximately 100' downslope from Highway 24, and is bordered by mature trees and native vegetation.

2. Parking Lot Landscape Requirements. The Parking Lot Landscape Requirements are not applicable to Lone Duck Campground as it does not have any large parking lots. Lone Duck Campground has one small gravel parking area on the northern end of the West Parcel, which is bordered by mature trees. There are no residential properties on parcels to either the north or west of the parking area.

3. Required Buffer and Screen Areas - Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses.

The campground is well screened from residences located on the southern boundary by native vegetation and mature trees. As shown on the included Site Development Plan Drawing, there is a minimum 15' deep buffer between the southern boundary line and all campsites and other campground activity. The number of trees in the buffer area exceeds the requirement for one tree for every 25' of common lot or parcel line. A minimum of 1/3 of the trees on the campground property are evergreens. Fountain Creek runs along the southern boundary, serving as an additional natural buffer between the campground property and the residential properties to the south.

The site is also well screened on the north, east, and west boundaries by native vegetation and mature trees, although there are no residences on either the northern, eastern, or western boundaries of the property. The Site Development Plan Drawing again shows there is a minimum 15' deep buffer between the north, east, and west boundary lines and all campsites and other campground activity. The number of trees in these buffer areas also exceeds the requirement for one tree for every 25' of common lot or parcel line, and a minimum of 1/3 of the trees are evergreens.

The campground is open only for the summer season from May 1 through October 15 (weather permitting). Thus, during the winter months when the trees are bare of leaves and native vegetation is dormant, the need for screening campground activities is significantly decreased. During the summer months when the campground is open and most active, the abundance of mature trees throughout the site provides shade, privacy for both the neighbors and camp guests, and an aesthetically pleasing natural buffer for sight and sound.

The requirement for an opaque fence or wall with a minimum height of 6' along the lot, parcel, or tract lines on the southern boundary cannot be met due to state and federal regulations on structures within the flood zone. The established drainage path, which runs toward and along the southern boundary may not be obstructed by any solid structure. The County granted a waiver of the LDC Section 6.2.2 requirements for fencing and additional evergreen trees along the southwest property boundary for these reasons.

4. Internal Landscaping. As shown on the landscape plan submitted with this application, most campsites have at least one mature tree on them, and the group camping area on the West Parcel contains within and is surrounded by mature trees and native vegetation. Most campsites have one or more mature trees on them, which provide further screening of RVs and tents, as well as privacy and shade for camp guests. A minimum of one tree is provided for every 500 square feet of required internal landscape area.

The open areas between campsites and around the swimming pool and playground are covered in either grass, native vegetation, wood chips, rock, or other natural landscape materials. All internal roads are maintained with a gravel base. At least 5% of the property is landscaped.

5. Other Required Landscape Areas. The parcel to the east of the campground is zoned commercial. The East Parcel of the campground property is bordered by mature trees and native vegetation, including evergreen trees. There is a minimum of one tree for every 30 feet along the eastern boundary line.

B. Refuse Areas Screened. Trash receptacles are located behind the maintenance building, which is behind the Office and Store, and are screened with a wooden fence enclosure so they are not visible to the rest of the campground.

C. Lighting. Lone Duck uses limited lighting. The cabins each have one porch light with low light yellow bug repellant bulbs. Solar lights are used along the pathway and for the steps to the swimming pool, and there is lighting in the swimming pool. Those lights are turned off by 10:00 p.m. each night. There are two low voltage wall lights by the entry doors to the Office and Store, and a sensor activated light at the outdoor wash station. All three of these lights are directed down to light only the immediate entry or washing areas. All lighting is used only during the summer months when the campground is open. The sign located in the northwest corner of the West Parcel is lighted, but only during the summer months and is turned off by a timer each

night at 11:00 p.m.

D. Parking

Each campsite has at least one parking space, all of which are ADA accessible. Additional parking is provided in front of and across from the Office and Store, and in the parking lot on the northern end of the West Parcel. All roads and the parking lot have gravel surfaces. All parking areas meet dimensional requirements, and an onsite turnaround area is provided.

E. Access and Maintenance

Access to the campground is provided via an existing exit from Highway 24 previously approved, constructed, and maintained by the Colorado Department of Transportation. Campers access their campsites via internal roadways with a posted speed limit of 5 mph. All roads and several campsites are configured to safely accommodate larger RVs, and are constructed to provide safe access for emergency vehicles. Every spring before opening the campground, the Macks perform general road maintenance that includes surface grading and the addition of gravel where needed. This routine maintenance does not result in any adverse impacts.