





## TEMPORARY USE PERMIT APPLICATION

1. Project Name: Camping Retreat at Garden Park Road
2. Applicant: Kathleen M. Hays Address: 4821 Garden Park Road  
City: Canon City State: CO Zip Code: 81212  
Telephone #: 719-429-8756 Facsimile # \_\_\_\_\_  
Email Address: kathrides@gmail.com

### **Please read the entire application form prior to completion of this application**

Property owners and other potential applicants are encouraged to meet informally or communicate with Planning and Zoning Department staff to gain familiarity with the application process prior to formal submittal of an application and to continue the communications throughout the application process. For more details on application meetings, see Section 8.3 of the Fremont County Zoning Resolution (FCZR).

A special event which is to be conducted in whole or part within Fremont County (*non-incorporated areas*) such as spectator events, athletic events, carnivals, circuses, concerts, fairs, flea markets, public recreational events, tent meetings, or other similar uses with similar impacts which are for public participation, requires a Temporary Use Permit (TUP).

An application fee as adopted by resolution of the Fremont County Board of County Commissioners (Board) shall accompany this application.

The applicant shall provide **one (1) original document and an electronic copy (either CD or flash/thumb drive)** and all of its attachments. After submittal, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter). The letter will state the submittal deficiencies, Department comments and or questions about the application, which must be addressed by the applicant.

The Fremont County Department of Planning and Zoning (Department) shall be entitled to refuse any application for a temporary use permit which is not made on the form provided by the Department, which is incomplete, or is made later than thirty (30) working days prior to the regularly scheduled Board meeting at which the application is proposed to be heard. The application shall not be considered complete unless all information required in the application is provided at the time it is filed.

Once the Department has determined that the application is complete, the application will be scheduled on an agenda of the Board for their consideration of approval. Prior to issuance of a temporary use permit, the event shall be approved by the Board at a regularly scheduled meeting and all contingencies or requirements shall be met or provided. The Board does have the right to request review and recommendations from the Fremont County Planning Commission (Commission) and/or other pertinent entities, if the Board determines that it is necessary for its review. The Board may require professional review at the applicant's expense if deemed necessary by the Board. The Board may require the applicant to provide various professional studies and/or statements concerning the event in order to fully understand the impact of the proposed event. This could result in a longer review process and require more time to complete.

Under certain circumstances, the Department may have approval authority over an annual event which has been granted TUP approval by the Board consecutively for the three (3) previous years. See Section 8.16.2 of the Fremont County Zoning Resolution for requirements.

Attachments can be made to this application to provide expanded narrative for any application item including supportive documentation or evidence for provided application item answers. Please indicate at the application item that there is an attachment and label it as an exhibit with the application item number, a period and the number of the attachment for that item (*i.e. the attached document providing evidence in support of the answer given at application item number 12 would be marked - Exhibit 12.1*).

For specific regulatory requirements the applicant should refer to the appropriate sections of the Fremont County Zoning Resolution (FCZR) which can be viewed on the Internet at:

<http://www.fremontco.com/planningandzoning/zoningresolution.pdf>

2. Please provide a general description of the event: This is a personal development and self expression retreat for a maximum of 500 participants to inspire community and life engagement. The event includes participation in Fremont County activities such as ziplining, hiking, jeep tours and white water rafting with local businesses.
3. What is the general location and/or street address of the event? 4821 Garden Park Road - adjoining properties with over 130 acres.
4. What are the dates that the proposed event is scheduled to occur? Thursday, May 12 through Sunday, May 15, 2022
5. What are the hours of the day that the proposed event is scheduled to occur? Event starts at noon on Thursday, May 12 and ends at noon on Sunday, May 15th.
6. Will there be any signs used to advertise the event? No If yes, please provide a statement as to the size (*type*), location, and how many: This is a private event so no signage to advertise the event will be in the local area. A sign will be posted at the street entrance to assist the attendees in finding the property.
7. Please provide a statement as to how litter will be disposed and include documentation consisting of agreements and/or contracts with companies providing necessary facilities. The event is a "Leave No Trace" Event, and the participants will be educated and required to "Pack it in, Pack it out!" And as a back-up, we will also have a trash collection area and dumpster use from Howard Disposal.
8. Address crowd control before, during and after the event. We will have several volunteer "Guides" to assist with crowd control. We will have two security staff members to assist with any security related issues - which we do not anticipate. Traffic control will be provided at the front gate to ensure no back-ups occur on Garden Park Road.
9. What are the anticipated off-site impacts that will be created by the proposed event? Increased use of Garden Park Road primarily at the start and end of the event. Approximatel 250 vehicles will travel to and from the site assuming two people per vehicle.
10. Please provide a statement as to a drinking water plan which includes documentation consisting of agreements and signed contracts with companies providing necessary facilities. **NOTE: This will require review and approval by the Fremont County Environmental Health Officer.**  
A max of approximately 250 Participants will be educated and required to bring their own water supplies. We will also have three 270 gallon totes of potable water available. This water is sourced from Canon City municipal water source designed for RV tank fill-ups.

11. Please provide a statement as to a sanitation plan which includes documentation of agreements and signed contracts with companies providing necessary facilities. **NOTE: This will require review and approval by the Fremont County Environmental Health Officer.** 15 portable toilets, 5 hand wash stations and 10 showers will be provided to accomodate the participants.
- 
12. Please provide a statement as to a concession plan, if any, which includes a list of vendor names and required permits. If vendors are used, please provide documentation of sales tax license. **NOTE: This will require review and approval by the Fremont County Environmental Health Officer.** Participants will bring their own food and coolers. No food vendors will be onsite.
- 
13. Please provide an emergency service operation plan addressing what emergency services are proposed for the event. The emergency services shall include any agreements, signed contracts, with appropriate agencies or companies and a specific contact person with contact information. Event organizers and personnel will communicate via 2 way radios. Participants will be briefed regarding the emergency ops plan at check in. 2 CPR/First Aid trained individuals with a fully stocked first aid station will be onsite. ER and urgent care instuctions will be posted. Weather monitoring and notifications will be conducted as required.
14. Will there be any street closures proposed in connection with the special event (*or other provisions deemed appropriate with respect to the provision for safe and adequate vehicular and pedestrian traffic flow and parking associated with the conduct of the special event*)? **Note: If Street closures are proposed, signed approval by the Director of the Fremont County Department of Transportation or Colorado Department of Transportation is required.** There will be no road closures.
- 
15. Please provide a statement as to how the proposed event parking will be addressed. Such statement will include how many off-street parking spaces will be provided along with the size of spaces and parking area location. **Note: If on-street parking is proposed, signed approval by the Director of the Fremont County Department of Transportation or Colorado Department of Transportation as may be appropriate is required.** Two large fields have been designated for parking of 250 vehicles or more. An area for RV parking has also been designated to allow pedestrians to safely move between the RV parking area and the main event location at which participant vehicular traffic is prohibited
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16. Please provide a statement as to how vehicular and pedestrian traffic for the proposed event will be handled: Traffic flow is designed to keep primary pedestrian traffic separate from vehicular traffic. Volunteer Guides will direct traffic to ensure slow and safe flow in a one direction path to and from the parking areas to ensure the safety of pedestrians.
- 
17. **The following items shall be attached to this application and marked appropriately as exhibits:**
- a. A drawing of the property on which the event will be held locating items such as natural features (waterways, cliffs, etcetera), existing improvements (structures, driveways, septic systems, etcetera) and components of the special event (stages, parking areas, vendor areas, etcetera).
  - b. Documentation as to acceptance of a fire protection plan, signed by the appropriate agency representative along with a copy of said plan.



- c. Documentation that the Sheriff's Office has been notified of the event and any proposed street closures. There are two (2) options for notification. See FCZR Section 8.16.1.19.1 for details.
- d. Documentation that the Colorado State Patrol has been notified of the event and any proposed street closures. There are two (2) options for notification. See FCZR Section 8.16.1.20.1 for details.
- e. Documentation that the Director of the Fremont County Department of Transportation has been notified of the event and any proposed street closures. There are two (2) options for notification. See FCZR Section 8.16.1.21.1 for details.
- f. If the subject property gains direct access from a roadway under the jurisdiction of Colorado Department of Transportation (CDOT) or if deemed necessary by the Department, documentation that CDOT has been notified of the event and any proposed street closures. There are two (2) options for notification. See FCZR Section 8.16.1.22.1 for details.
- g. Documentation from the Environmental Health Officer as to acceptance and approval of application items number 10, 11 and 12, signed by the appropriate agency representative.
- h. Proof of general liability insurance for the event in amounts deemed appropriate by the Board of County Commissioners.
- i. Cash, surety or other bond deemed necessary and appropriate by the Board of County Commissioners to ensure that the property affected by the special event will be cleaned to the reasonable satisfaction of the County and that damage associated with the conduct of the special event may be repaired or remedied without cost to the County. *If a waiver of this item is requested it shall be in writing, with justification, at the time of application.*

**18. Additional Requirements:**

- a. The Department of Planning and Zoning shall have the right to require publication, notice to property owners and posting in accordance with Section 8.4.2.1 if it is deemed necessary.
- b. The Board of County Commissioners has the right to:
  - 1) Refer any application for Temporary Use Permit to the Planning Commission requesting its review and recommendations at a regular meeting.
  - 2) Refer any application for Temporary Use Permit to any entity the Board deems could have significant input regarding the potential impacts of the proposed Temporary Use Permit.
  - 3) Right to obtain professional review, at the applicant's expense, for any aspect of the proposed event as deemed necessary by the Board.
  - 4) Require the applicant to submit the following information if in their opinion it is necessary, to fully understand the impacts of the proposed Temporary Use Permit:
    - a) An environmental impact study/statement;
    - b) A roadway impact analysis study;
    - c) A drainage study;
    - d) A socioeconomic impact study/statement;
    - e) Studies, comments, referrals to agencies or professionals whose area or jurisdiction of expertise is applicable and germane to the use being proposed.

**By signing this Application, the Applicant, or the representative acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the application and any attachments to the Application, is true and correct to the best of Applicant's knowledge and belief.**

**Applicant understands that any required private or public improvements imposed as a contingency for approval of the application may be required as a part of the approval process.**

**Fremont County hereby advises Applicant that if any material information contained herein is determined to be misleading, inaccurate or false, the Board of Commissioners may take any and all reasonable and appropriate steps to declare actions of the Board regarding the Application to be null and void.**

**Signing this Application is a declaration by the Applicant to conform to all plans, drawings, and commitments submitted with or contained within this Application, provided that the same is in conformance with the Fremont County Zoning Resolution.**

<u>Kathleen M. Hays</u>	<u><i>Kathleen M. Hays</i></u>	<u>January 17, 2022</u>
Applicant Printed Name	Signature	Date



# STAFF REPORT

## TUP22-001 Hays-Garden Park Road Event

May 21-22, 2022

### PURPOSE

The owner/applicant is requesting a Temporary Use Permit to allow a WILD WEST FEST and is a personal development and self-expression retreat to inspire community and life engagement. We will be hosting workshops and learning sessions throughout the event. It is a camping retreat for a maximum of 500 participants. The event is scheduled for May 12, 2022 from 7:30am to 6:00 PM Through May 15, 2022 from 8:30am to 5:00pm. Pursuant to Fremont County Zone Resolution (FCZR) 8.16.

### LOCATION

Location and/or street address of the event will be 4821 Garden Park Road, Canon City, CO 81212

Property Details: 145 Acres + 20 Acres = 165 Acres TOTAL.

### BACKGROUND / ASSOCIATED CASES

#### THE REVOLUTION EXPERIENCE

REVOLUTION is a community dedicated to creating eye-opening experiences and inspired living; to bringing people together in grand, awe-inspiring, and joyful ways that lift the human spirit and inspire a sense of culture, community, and life engagement. We strive as individuals and as a community to integrating these experiences into the life we are already living or to inspire a complete shift in our life path.

This is a REVOLUTION; a commitment of self-expression and a commitment to live every moment for the rest of our lives.

The connection to nature can be felt in every aspect of REVOLUTION and the ripple effect of what people then take away from the community is much more potent than just a good party. REVOLUTION is a 'Leave No Trace' event. Our goal is to leave our community better than when we arrived.



## **COMMUNITY CONTRIBUTION and PARTICIPATION**

To attend REVOLUTION, you must contribute your talents, gifts, and passion with the community. It can be as simple as baking cookies, bringing extra water or ice, supplying some fire wood, or extra towels. If you love to cook for others, bring that generosity and put it to use!

Your contribution can be so much more; CULTURE CAMPS are the foundation of REVOLUTION. A culture camp can be an Educational Camp, Entertainment Camp, Demonstration Camp, or Exploration Camp. We are all here to explore new ideas.

The REVOLUTION event, the art, and the entertainment is organized and created entirely by participants.

## **PERSONAL RESPONSIBILITY and SELF-RELIANCE**

We are a community that encourages personal responsibility and exercising self-reliance. Supplying your own resources and preparing for your needs allows you to better enjoy the community. Come prepared; bring everything you need.

## **LAND USE AND ZONING**

Zoning: AF – Agricultural/Forestry

**NORTH:** Subd: M & B OR UNKNOWN NE4NE4 SEC 21-17-70, Zoning: AF – Agricultural/Forestry (Single Family Home)( SHOEMAKER RANCH LLC,) and Subd: M & B OR UNKNOWN NW4, N2SW4, SE4SW4, SW4SE4 SEC 16-17-70 NE4NW4, NW4NE4 SEC 21-17-70 S2S2 SEC 9-17-70 LESS .66 AC B899 P93 & LESS 35.50 AC TO 3667090000003 REC #940840 MANUF #93000-00-844, Zoning: AF – Agricultural/Forestry, (Single Family Home)( CHESS BUD L & BETTY M, 5005 GARDEN PARK RD)

**EAST:** 989-04-083 CONTIG TO 999-04-509, Zoning: AF – Agricultural/Forestry (RZEPKA LAURENCE STEVEN, 4820 GARDEN PARK RD)

**SOUTH:** OR OF THE NW4SE4 OF SD SEC 21; TH N89-02-44W ALG THE S LN OF SD NW4SE4 A DIST OF 1270.11 FT TO THE POB. REF FROM 400-00-320, Zoning: AF – Agricultural/Forestry

**WEST:** 4, N2SE4, SE4SE4 SEC 33-17-70 ALL OF SEC 34 & 35-17-70 REF FROM 3667-0000-00-015, Zoning: AF – Agricultural/Forestry (BLM)



## **DRINKING WATER**

Three 270-gallon totes of potable water as well as participants are told to bring water.

Water is sourced from Canon City municipal water for RV tank fill up.

**VENDOR:** None

### **SANATATION PLAN:**

15 Portable Toilets, 5 Handwash Stations and 10 Showers will be provided to accommodate the participants. Contract to be signed upon BOCC TUP Approval.

“Pack it in, Pack it out” as well as trash collection and dumpsters.

### **TRASH DISPOSAL:**

Howard Disposal

### **TOILET PLACEMENT:**

As noted previously, 15 Portable Toilets, 5 Handwash Stations and 10 Showers will be provided to accommodate the participants.

### **PORTABLE TOILET/SINKS:**

Canon Rental

## **FIRE PROTECTION**

The subject property falls within the service area of the Canon City Fire District, Fire Department.



### **FIRE PROTECTION PLAN:**

Owner has a valid open Burn Permit #SI-16083 with CCFPD. Any open fires are subject to fire conditions at the time of the event. Owner will call in per permit instructions each day before lighting any open fires for recreational or cooking purposes.

If a fire ban is in place, participants will be prohibited from using fire and will be asked to leave the premises if they do not follow the rules.

If fires are allowed, only designated improved firepits will be used by participants with fire suppression systems located at each pit (Water/Fire Extinguishers.)

Participants will be trained to exercise great caution with fires and sources that contribute to the fire danger to keep Fremont County and our property safe from wildfires.

### **FLOODPLAIN**

The proposed tent camp site is located within "A" Flood zone according to FEMA's Flood Map, Community Panel No. 08043C0400E,

### **EMERGENCY PLAN:**

#### **COMMUNICATIONS PLAN:**

Briefing with personnel, guides, and attendees regarding ESO Plan at check-in. Event personnel and Guides will communicate via 2-way radios

#### **MEDICAL PLAN:**

2 CPR and First Aid certified personnel on-site, On-Site stocked First Aid Station

Emergency Plan will be posted in key locations to identify Urgent Care and ER Directions



## **WEATHER PLAN:**

Weather Monitoring and Emergency Notifications via mobile devices (Guides, Security Personnel and Event Organizers will assist with personal notification when Mobile Service is not available) Planned and pre-designated Evacuation, Assembly, and Shelter gathering points

## **ENVIROMENT:**

### **Purpose:**

County Road 3, Temple Canyon Road is a County Road that is partly on BLM land.

### **Plan:**

Any area designated ecologically sensitive and subject to usual conditions will be marked off as closed area. This may apply to both pedestrian and vehicle traffic. A water truck will be used all week end to keep dust levels to a minimum.

### **General:**

## **ACCESS**

Will be from Garden Park Road, a County maintained road.

## **PUBLIC COMMENTS/CONCERNS:**

## **AGENCY COMMENTS**

Staff requested comments from various review agencies including the Fremont County Department of Transportation, Fremont Project Engineering and Department of Public Health & Environment, as well as the Fire Department, Sheriff's Department, and Emergency Manager. Staff has incorporated comments received to date either in their entirety or in part into this staff report.



**FCDOT:**

We have reviewed the above-referenced application and have the following comments:

- 1) Applicant is to coordinate with the Sheriff Department for traffic arrival and departures, for minimal impact caused by traffic entering and leaving the event.
- 2) Debris/trash is to be cleared at the completion of the event.
- 3) Traffic impact indicated (number of vehicles) does not reflect correct vehicle counts, and is inconsistent throughout the application.

**Emergency Manager:**

Per a telephone conversation on March 10, 2022, has no concerns or comments.

**DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT:**

Item #10: Per applicant, participants will bring own water, and Garden Park will have potable water available from Canon City, a Public Water System. Applicant also stated that the water totes will be cleaned and sanitized. This is satisfactory as long as water totes are adequately clean and sanitized and handled in a sanitary manner.

Item #11 Satisfactory; Event will provide 15 portable toilets, 5 hand wash stations and 10 showers. Please provide contract with the company providing these services.

Item # 12 No food vendors.

**LIABILITY INSURANCE:**

Acord





## STAFF COMMENTS

- ◆ **Lot Dimensions** – N/A
- ◆ **Lot Coverage** – 136 ACRES
- ◆ **Building Setbacks** – N/A
- ◆ **Parking/Loading Requirements** – Two large fields have been designated for participant parking to accommodate 250 or more vehicles. Volunteer Guides will direct traffic to the parking areas.

## RECOMMENDATION

Having found the application is in compliance with the requirements of the Fremont County Zoning Resolution, staff recommends **APPROVAL** of the Temporary Use Permit application with the following contingencies/Conditions:

### COMMENTS

Concerns of the tent camp location being in a flood zone during the time of year can bring heavy rains causing flash flooding.

### CONDITIONS

Debris/trash is to be cleared at the completion of the event.

This is satisfactory as long as water totes are adequately clean and sanitized and handled in a sanitary manner.



## *Planning and Zoning Department*

615 Macon Avenue Room 210, Canon City, Colorado 81212

Telephone (719) 276-7360 / Facsimile (719) 276-7374

Email [planning@fremontco.com](mailto:planning@fremontco.com)

## Inspection Checklist

Date **2/15/2022**

Project Name: TUP 22-001 Hays Garden Park Road Event

Any Current Permits?  Yes or  No

Any Past Permits?  Yes or  No

Current Violation?  Yes or  No

Past Violations  Yes or  No

### VISUAL OBSERVATIONS CHECK LIST

# of buildings: 2

Types: Shop/ Greenhouse

SMM on site? Yes

Does the site plan match site conditions? Yes

Structures Code/Zoning Compliant: Yes

Land Use Compliant: No

#### Notes/Concerns

The front part of this property has several trailers, unregistered vehicles, and military type vehicles on it, along with a mobile home that is in disarray. The back part of the property where the event will be held has nothing on it that is classified as junk in the regulations, but the property owners have a lot of work to do to make the area safe for people to walk around on it. There is enough time for the owners to get the property in order before the event. They have two areas with a stage, and pathways that lead to the stages that need to be cleaned up before it is safe for people to walk on them. They have an area that will be just for RV's, and another area for tent sites. The property owner stated they will have staff at the entrance to direct traffic to the appropriate areas during the event.

Kyle Yarberry

February 15, 2022

Allen Zadroga

February 15, 2022

Mike Fowler

February 15, 2022



**FREMONT COUNTY  
DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT**

**201 N 6<sup>TH</sup> STREET**

**CANON CITY, CO 81212**

**(719) 276-7450 FAX NUMBER (719) 276-7451**

**[amy.jamison@fremontco.com](mailto:amy.jamison@fremontco.com)**

**TO: FREMONT COUNTY DEPARTMENT OF PLANNING & ZONING**

**FROM: Amy Jamison, Fremont County Environmental Health Officer**

**SUBJECT: TUP Hays Garden Park Rd.**

**DATE: July 6, 2021**

**Updated February 14, 2022**

Item #10: Per applicant, participants will bring own water, and Garden Park will have potable water available from Canon City, a Public Water System. Applicant also stated that the water totes will be cleaned and sanitized. This is satisfactory as long as water totes are adequately clean and sanitized and handled in a sanitary manner.

Item #11 Satisfactory; Event will provide 15 portable toilets, 5 hand wash stations and 10 showers. Please provide contract with the company providing these services.

**Contract from Canon Rental provided for 15 portable chemical toilets and 5 hand wash stations.**

Item # 12 No food vendors.

Please let me know if you have questions or concerns,

Amy Jamison

719-276-7361

[amy.jamison@fremontco.com](mailto:amy.jamison@fremontco.com)



## FREMONT COUNTY FIRE PROTECTION PLAN AND DISTRICT COMMENT FORM

The Fremont County Subdivision Regulations and Fremont County Zoning Resolution require a fire protection plan be submitted with many different types of applications, at the time of application submittal. In order to provide consistency in the information received, it shall be required that these plans be submitted on this form.

The Fremont County Department of Planning and Zoning (Department), Fremont County Planning Commission (Commission) and Fremont County Board of County Commissioners (Board) take into consideration the responses of the Applicant and the District during their respective review process.

Attachments can be made to this form to provide expanded narrative for any application item including supportive documentation or evidence for provided form item answers. Please indicate at the form item that there is an attachment and label it as an exhibit with the application item number, a period and the number of the attachment for that item (*as an example, the first attached document providing evidence in support of the answer given at application item number 4 would be marked - Exhibit 4.1, the fifth attached document supporting the narrative provided for application item 4 would be marked - Exhibit 4.5*). Exhibit numbers should be placed in either the lower right hand area or the upper right hand area of the exhibit.

If the subject property is not in a fire protection district, only applicants' information and map are required. A copy of the Colorado State Forest Service Wildfire Hazard Area Map with the subject property clearly and accurately located, shall be attached and marked as Exhibit A.

### APPLICANT INFORMATION

1. Project Name Camping Event at Garden Park Road
2. Project Description This is a personal development and self expression retreat for a maximum of 500 participants to inspire community and life engagement. The event includes participation in Fremont County activities such as ziplining, jeep tours and white water rafting with local businesses.
3. Type of application:

<input type="checkbox"/> Zone Change #1	<input type="checkbox"/> Special Review Use Permit
<input type="checkbox"/> Zone Change #2 – Use Designation Plan	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Zone Change #2 – Final Development Plan	<input checked="" type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Commercial Development Plan	<input type="checkbox"/> Change of Use of Property
<input type="checkbox"/> Commercial Development Modification	<input type="checkbox"/> Subdivision Preliminary Plan
<input type="checkbox"/> Expansion of an existing Business or Industrial Use	<input type="checkbox"/> Minor Subdivision
3. The subject property is located at:  
4821 Garden Park Road, Canon City, CO 81212  
Address and or General Location (*If general location only is used, it will be required that a legal description of the subject property be attached Marked as Exhibit 3.1*)  An exhibit is attached.
4. Fire protection will be provided in what manner and with what resources? Water in 270 gallon totes will be located near the recreational fire pits. No fires will be allowed in other that the designated fire pits which are located creekside providing an additional fire suppression water source. Local burn restrictions will be followed.

5. The source of water for fire protection is:  
 --- Water District – Name of District: \_\_\_\_\_  
 --- Well – Colorado Division of Water Resources Well Permit Number: \_\_\_\_\_  
 Is the well approved for fire protection?  Yes ---  No Please explain: \_\_\_\_\_  
 \_\_\_\_\_
- Cistern – What is the cistern capacity? 270 Gallons – What is the water source for filling the cistern? We will have 270 gallon totes of water that will be located next to each of 3 to 4 fire pits. They are filled in Canon City (Potable) and from a spring on the property. (non-potable)
6. What is the distance from the subject property to the nearest fire hydrant? \_\_\_\_\_  
No hydrants are near the property.
7. What public roadways provide access to the subject property? \_\_\_\_\_  
Garden Park Road
8. How many accesses to public roadways will the subject property have? \_\_\_\_\_  
Only one primary road provides access to the event site.
9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access?  Yes ---  No Please explain by providing right-of-way and surface widths, length of roadway, surface types for all interior existing and proposed roadways and turning radii for cul-de-sacs. The roads on the property are dirt roads that are approximately 12 to 15 feet wide with additional surface area beyond the improved roads. They are designed for farm vehicles and some are suitable for large industrial vehicles. To reach the back of the property, a shallow creek must be crossed. The main road is between .4 and half a mile from the event site.
10. What are the existing and or proposed interior roadway names? \_\_\_\_\_  
Unnamed farm roads.
11. Is the subject property located within a fire protection district?  Yes ---  No  
 If yes, please provide the district name: Canon City Area Fire Protection District  
*If the subject property is not located within a fire protection district please answer the following questions and the form will be considered completed for submittal. If the subject property is located within a fire protection district then answers to the following will not be required, however the remainder of the form shall be addressed by a representative of the fire protection district in which the subject property is located.*
- a. What is the name of the fire protection district closest to the subject property? \_\_\_\_\_  
CCAFPD
- b. What is the distance from the subject property to the nearest fire protection district boundary? \_\_\_\_\_  
Within CCAFPD
- c. Is it logical and feasible to annex the subject property to a fire protection district?  
 Yes -----  No Please explain: N/A

d. What types of fire protection improvements are proposed for the subject property and or structures to be housed on the property? Please explain: N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**By signing this Application, the Applicant, or the agent/representative acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the application and any attachments to the Application, is true and correct to the best of Applicant’s knowledge and belief.**

**Applicant understands that any required private or public improvements imposed as a contingency for approval of the application may be required as a part of the approval process.**

**Fremont County hereby advises Applicant that if any material information contained herein is determined to be misleading, inaccurate or false, the Board of Commissioners may take any and all reasonable and appropriate steps to declare actions of the Board regarding the Application to be null and void.**

**Signing this Application is a declaration by the Applicant to conform to all plans, drawings, and commitments submitted with or contained within this Application, provided that the same is in conformance with the Fremont County Zoning Resolution.**

Kathleen M. Hays	<u><i>Kathleen M. Hays</i></u>	<u>2/4/2022</u>
Applicant Printed Name	Signature	Date
Kathleen M. Hays	<u><i>Kathleen M. Hays</i></u>	<u>2/4/2022</u>
Owner Printed Name	Signature	Date

## FIRE PROTECTION AUTHORITY INFORMATION

1. The name of the fire protection authority is: Canon City Area Fire Protection District
2. Name of contact person: David DelVeccio  
Title: Chief Telephone: 719-275-8666
3. The name and address of the responding fire station is: Sta-1, 1475 N. 15th Street  
\_\_\_\_\_  
\_\_\_\_\_
4. The distance from the subject property, by public roadway, to the responding fire station is: \_\_\_\_\_  
Approximately 12 miles
5. The estimated response time to the subject property is: 13-15 minutes
6. The location of the closest fire hydrant to the subject property is: N/A  
\_\_\_\_\_
7. Is the existing hydrant size and location adequate for the existing neighborhood and the proposed development?  Yes ---  No Please explain: N/A  
\_\_\_\_\_  
\_\_\_\_\_
8. Are the existing public roadways accessing the subject property adequate for fire vehicle access?  Yes ---  No Please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access?  Yes ---  No Please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
10. Are the proposed fire protection measures adequate for any existing or proposed structures to be housed on the subject property?  Yes ---  No Please explain: \_\_\_\_\_  
No structures  
\_\_\_\_\_  
\_\_\_\_\_
11. What are the wildfire hazard classifications for the subject property, as prepared by the Colorado State Forest Service? Moderate to High







## FREMONT COUNTY FIRE PROTECTION PLAN AND DISTRICT COMMENT FORM

The Fremont County Subdivision Regulations and Fremont County Zoning Resolution require a fire protection plan be submitted with many different types of applications, at the time of application submittal. In order to provide consistency in the information received, it shall be required that these plans be submitted on this form.

The Fremont County Department of Planning and Zoning (Department), Fremont County Planning Commission (Commission) and Fremont County Board of County Commissioners (Board) take into consideration the responses of the Applicant and the District during their respective review process.

Attachments can be made to this form to provide expanded narrative for any application item including supportive documentation or evidence for provided form item answers. Please indicate at the form item that there is an attachment and label it as an exhibit with the application item number, a period and the number of the attachment for that item (*as an example, the first attached document providing evidence in support of the answer given at application item number 4 would be marked - Exhibit 4.1, the fifth attached document supporting the narrative provided for application item 4 would be marked - Exhibit 4.5*). Exhibit numbers should be placed in either the lower right hand area or the upper right hand area of the exhibit.

If the subject property is not in a fire protection district, only applicants' information and map are required. A copy of the Colorado State Forest Service Wildfire Hazard Area Map with the subject property clearly and accurately located, shall be attached and marked as Exhibit A.

### APPLICANT INFORMATION

1. Project Name Camping Event at Garden Park Road
2. Project Description This is a personal development and self expression retreat for a maximum of 500 participants to inspire community and life engagement. The event includes participation in Fremont County activities such as ziplining, jeep tours and white water rafting with local businesses.
3. Type of application:

<input type="checkbox"/> Zone Change #1	<input type="checkbox"/> Special Review Use Permit
<input type="checkbox"/> Zone Change #2 – Use Designation Plan	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Zone Change #2 – Final Development Plan	<input checked="" type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Commercial Development Plan	<input type="checkbox"/> Change of Use of Property
<input type="checkbox"/> Commercial Development Modification	<input type="checkbox"/> Subdivision Preliminary Plan
<input type="checkbox"/> Expansion of an existing Business or Industrial Use	<input type="checkbox"/> Minor Subdivision

3. The subject property is located at:  
4821 Garden Park Road, Canon City, CO 81212  
Address and or General Location (*If general location only is used, it will be required that a legal description of the subject property be attached Marked as Exhibit 3.1*)  An exhibit is attached.

4. Fire protection will be provided in what manner and with what resources? Water in 270 gallon totes will be located near the recreational fire pits. No fires will be allowed in other that the designated fire pits which are located creekside providing an additional fire suppression water source. Local burn restrictions will be followed.

5. The source of water for fire protection is:

--- Water District – Name of District: \_\_\_\_\_

--- Well – Colorado Division of Water Resources Well Permit Number: \_\_\_\_\_

Is the well approved for fire protection?  Yes ---  No Please explain: \_\_\_\_\_

--- Cistern – What is the cistern capacity? 270 Gallons – What is the water source for filling the cistern? We will have 270 gallon totes of water that will be located next to each of 3 to 4 fire pits. They are filled in Canon City (Potable) and from a spring on the property. (non-potable)

6. What is the distance from the subject property to the nearest fire hydrant? \_\_\_\_\_

No hydrants are near the property.

7. What public roadways provide access to the subject property? \_\_\_\_\_

Garden Park Road

8. How many accesses to public roadways will the subject property have? \_\_\_\_\_

Only one primary road provides access to the event site.

9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access?  Yes ---  No Please explain by providing right-of-way and surface widths, length of roadway, surface types for all interior existing and proposed roadways and turning radii for cul-de-sacs. The roads on the property are dirt roads that are approximately 12 to 15 feet wide with additional

surface area beyond the improved roads. They are designed for farm vehicles and some are suitable for large industrial vehicles. To reach the back of the property, a shallow creek must be crossed. The main road is between .4 and half a mile from the event site.

10. What are the existing and or proposed interior roadway names? \_\_\_\_\_

Unnamed farm roads.

11. Is the subject property located within a fire protection district?  Yes ---  No

If yes, please provide the district name: Canon City Area Fire Protection District

*If the subject property is not located within a fire protection district please answer the following questions and the form will be considered completed for submittal. If the subject property is located within a fire protection district then answers to the following will not be required, however the remainder of the form shall be addressed by a representative of the fire protection district in which the subject property is located.*

a. What is the name of the fire protection district closest to the subject property? \_\_\_\_\_

CCAFPD

b. What is the distance from the subject property to the nearest fire protection district boundary? \_\_\_\_\_

Within CCAFPD

c. Is it logical and feasible to annex the subject property to a fire protection district?

Yes -----  No Please explain: N/A

d. What types of fire protection improvements are proposed for the subject property and or structures to be housed on the property? Please explain: N/A

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**By signing this Application, the Applicant, or the agent/representative acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the application and any attachments to the Application, is true and correct to the best of Applicant's knowledge and belief.**

**Applicant understands that any required private or public improvements imposed as a contingency for approval of the application may be required as a part of the approval process.**

**Fremont County hereby advises Applicant that if any material information contained herein is determined to be misleading, inaccurate or false, the Board of Commissioners may take any and all reasonable and appropriate steps to declare actions of the Board regarding the Application to be null and void.**

**Signing this Application is a declaration by the Applicant to conform to all plans, drawings, and commitments submitted with or contained within this Application, provided that the same is in conformance with the Fremont County Zoning Resolution.**

<u>Kathleen M. Hays</u>	<u><i>Kathleen M. Hays</i></u>	<u>2/4/2022</u>
Applicant Printed Name	Signature	Date
<u>Kathleen M. Hays</u>	<u><i>Kathleen M. Hays</i></u>	<u>2/4/2022</u>
Owner Printed Name	Signature	Date

## FIRE PROTECTION AUTHORITY INFORMATION

1. The name of the fire protection authority is: Cañon City Fire Protection District
  
2. Name of contact person: Austin Breuninger  
Title: Life Safet Officer Telephone: 719.275.8666
  
3. The name and address of the responding fire station is: Fire Station 1, 1475 North 15th Street, Cañon City CO.  
\_\_\_\_\_  
\_\_\_\_\_
  
4. The distance from the subject property, by public roadway, to the responding fire station is: 16 miles  
\_\_\_\_\_
  
5. The estimated response time to the subject property is: 15 Minutes  
\_\_\_\_\_
  
6. The location of the closest fire hydrant to the subject property is: 5 miles  
\_\_\_\_\_
  
7. Is the existing hydrant size and location adequate for the existing neighborhood and the proposed development?  Yes ---  No Please explain: Not applicable  
\_\_\_\_\_  
\_\_\_\_\_
  
8. Are the existing public roadways accessing the subject property adequate for fire vehicle access?  Yes ---  No Please explain: Wildland Firefighting vehicles only  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access?  Yes ---  No Please explain: Wildland Firefighting vehicles only  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
10. Are the proposed fire protection measures adequate for any existing or proposed structures to be housed on the subject property?  Yes ---  No Please explain: \_\_\_\_\_  
No structures  
\_\_\_\_\_  
\_\_\_\_\_
  
11. What are the wildfire hazard classifications for the subject property, as prepared by the Colorado State Forest Service? HIGH  
\_\_\_\_\_

12. Recommendations concerning fire protection in general, fire protection improvements, suggested road names, for this project are as follows: **NOTE:** Be sure to list type, size and location of improvements recommended (i.e.; hydrants, water lines, cisterns, dry hydrants, roadway improvements, etc.). Please indicate whether recommendations or requirements are the result of codes or regulations, and provide supporting information which will assist the Planning Commission and the Board of County Commissioners to determine whether to adopt any or all of the recommendations as requirements of the permit.

Understanding that this event is 1. In a High fire danger area 2. Limited roadways leading to and from  
We will be requiring at least 2 individuals identified to monitor the Fremont County emergency alerting system "Fremcom911" and to initiate and conduct a quest and vehicle emergency evacuation when necessary.

Any burning will follow the current local restrictions. Burning is limited to agricultural products only.

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Signature and title of Authorized Fire Protection Representative

Life Safety Officer

15 Feb 22  
Date





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/06/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Hiscox Inc. 520 Madison Avenue 32nd Floor New York, NY 10022	<b>CONTACT NAME:</b> PHONE (A/C. No. Ext): (888) 202-3007		<b>FAX (A/C. No.):</b>
	<b>E-MAIL ADDRESS:</b> contact@hiscox.com		
<b>INSURER(S) AFFORDING COVERAGE</b>			<b>NAIC #</b>
<b>INSURER A:</b> Hiscox Insurance Company Inc			10200
<b>INSURED</b> LIVIT International, LLC 23625 Pedernales Canyon Trail Spicewood TX 78669			
<b>INSURER B:</b>			
<b>INSURER C:</b>			
<b>INSURER D:</b>			
<b>INSURER E:</b>			
<b>INSURER F:</b>			

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CGL is on BOP Form GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			UDC-4891474-BOP-21	07/06/2021	07/06/2022	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ S/T Each Occ.
						GENERAL AGGREGATE	\$ 2,000,000	
						PRODUCTS - COMP/OP AGG	\$ S/T Gen. Agg.	
							\$	
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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# Fremont County Department of Transportation

1170 Red Canyon Road • Cañon City, Colorado 81212  
Phone: 719-276-7430 • Fax: 719-275-2120

1.26.2022

TO: Fremont County Planning & Zoning  
615 Macon Avenue, Room 210  
Cañon City, CO 81212

RE: TUP 22-001 Hays-Garden Park Road Event

Dear Mr. Simpleman,

We have reviewed the above-referenced application and have the following comments:

- 1) Applicant is to coordinate with the Sheriff Department for traffic arrival and departures, for minimal impact caused by traffic entering and leaving the event.
- 2) Debris/trash is to be cleared at the completion of the event.
- 3) Traffic impact indicated (number of vehicles) does not reflect correct vehicle counts, and is inconsistent throughout the application.

Should you have any questions, feel free to contact our office.

Sincerely,

*Tony Adamic*

Tony Adamic  
FCDOT Director

CAMPING RETREAT ON  
GARDEN PARK ROAD

*Temporary Use Permit Data*

FREMONT COUNTY PLANNING  
AND ZONING

January 17, 2022



# GENERAL DESCRIPTION

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## EVENT DESCRIPTION

This event is called Revolution - WILD WEST FEST and is a personal development and self expression retreat to inspire community and life engagement. We will be hosting workshops and learning sessions throughout the event. It is a camping retreat for a maximum of 500 participants.

## EVENT DATES

Thursday, May 12 to Sunday, May 15, 2022

# LOCATION

## EVENT LOCATION

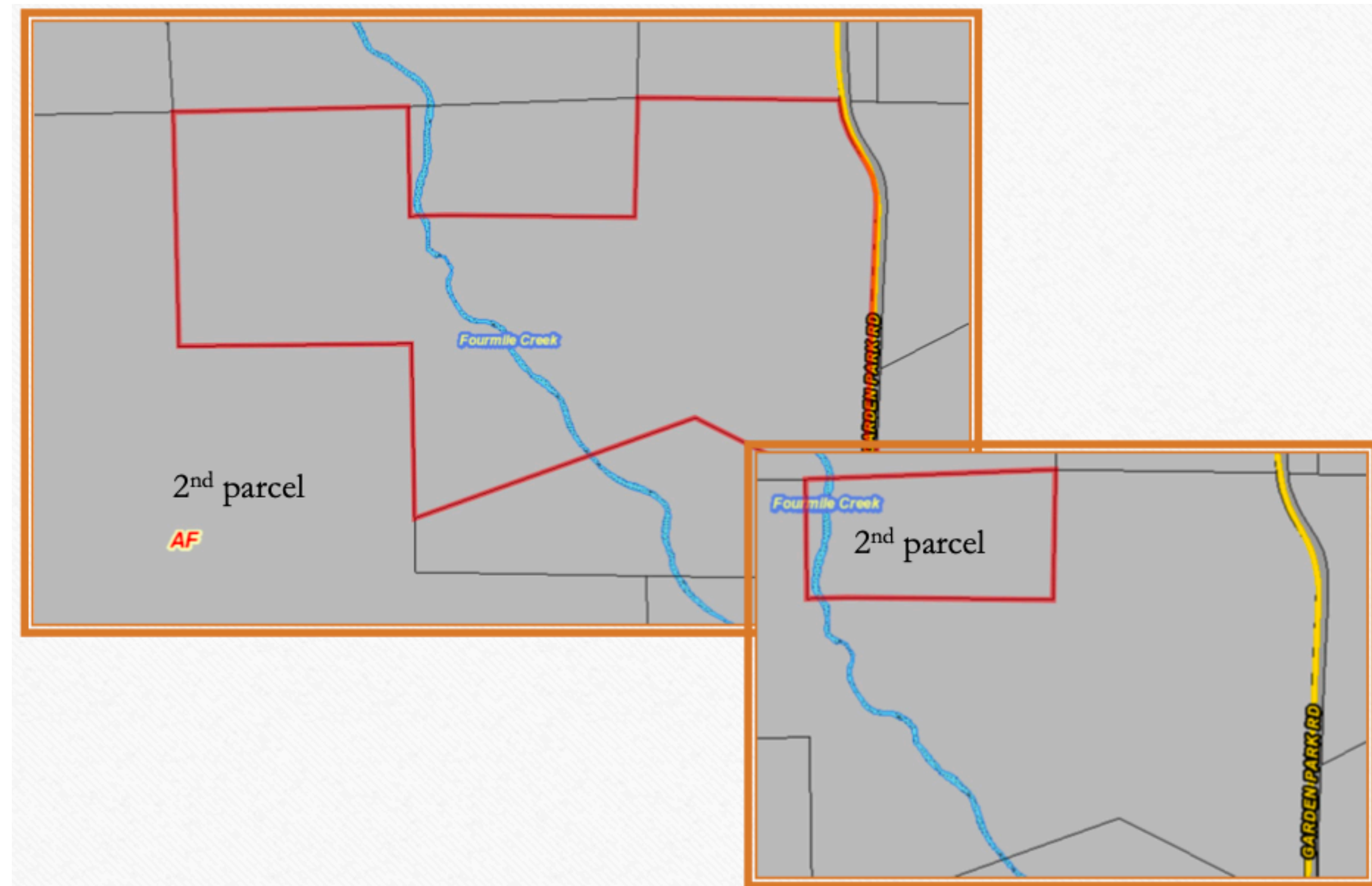
4821 Garden Park Road, Canon City, CO 81212

Zoning: AF – Agricultural/Forestry

Property Details: 145 Acres + 20 Acres = 165 Acres TOTAL

Access: Via Highway 9 / Garden Park Road

Zoning: AF



# MAP OF EVENT PROPERTY



# EVENT DETAILS

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## EVENT SPONSOR

Livit International, LLC

15511 Hwy 71 West, Suite 110, #420, Bee Cave, TX 78738

(888) 554-8488

## EVENT DETAILS

Full event details can be found here: <https://livitup.com/wildwestfest/>

# EVENT DETAILS

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## THE REVOLUTION EXPERIENCE

REVOLUTION is a community dedicated to creating eye-opening experiences and inspired living; to bringing people together in grand, awe-inspiring, and joyful ways that lift the human spirit and inspire a sense of culture, community, and life engagement. We strive as individuals and as a community to integrating these experiences into the life we are already living or to inspire a complete shift in our life path.

This is a REVOLUTION; a commitment of self-expression where we burn our “masks” of the past and commit to live every moment for the rest of our lives.

The connection to nature can be felt in every aspect of REVOLUTION and the ripple effect of what people then take away from the community is much more potent than just a good party. REVOLUTION is a ‘Leave No Trace’ event. Our goal is to leave our community better than when we arrived.

## COMMUNITY CONTRIBUTION and PARTICIPATION

To attend REVOLUTION, you must contribute your talents, gifts, and passion with the community. It can be as simple as baking cookies, bringing extra water, supplying some fire wood, extra towels, floaties. If you love to cook for others, bring that generosity and put it to use! Or something more; such as a CULTURE CAMP. A culture camp can be an Educational Camp, Demonstration Camp, Exploration Camp, or Inclusion Camp... for those wanting to explore new ideas.

## PERSONAL RESPONSIBILITY and SELF-RELIANCE

We are a community that encourages personal responsibility and exercising self-reliance. Supplying your own resources and preparing for your needs allows you to better enjoy the community. Come prepared; bring everything you need.

## RESTROOMS AND SHOWERS

Our most frequently asked question is ‘Will there be restrooms and showers for the campers?’

**YES; there will be both restrooms and showers available for campers.**



# EVENT DETAILS - THEME DAYS

## THEMES

Daily themes help us unleash reality and our true inner spirits. YOU decide how you want to interpret the theme. And YOU decide if you want to wear your outfit during the day, during the night, or all day long!

p.s. EVERY NIGHT is a GLOW DANCE PARTY; go all glowed out or glow your theme outfit.

### FRIDAY

#### COWBOYS AND COWGIRLS

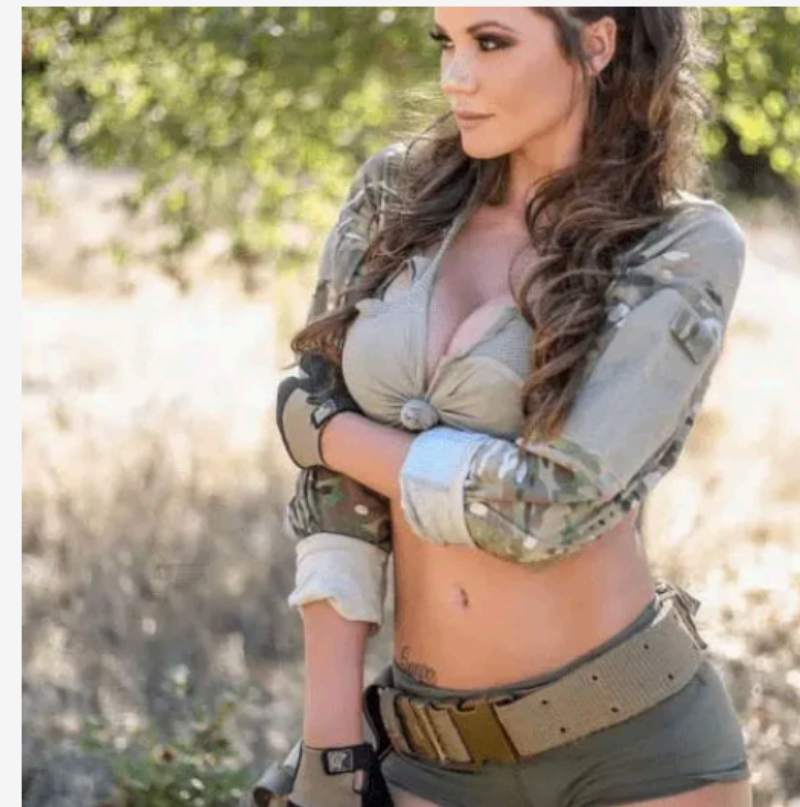
Western Wear



### SATURDAY

#### REVOLUTION

Lara Croft, Mad Max, Water World, Militia



### SUNDAY

#### NATIVE SPIRIT

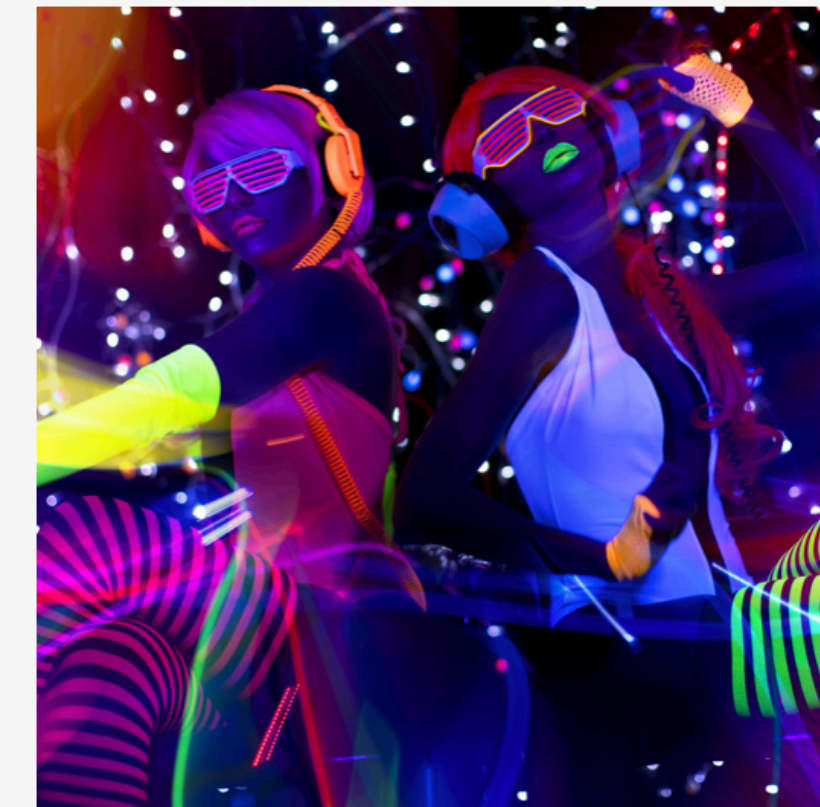
Native, Shaman



### EVERY NIGHT

#### GLOW DANCE PARTY

Glow Attire, UV Paint



# EVENT SOUND LEVELS - CONTROL AND POLICY

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REVOLUTION is dedicated to radical self-expression, but it is also dedicated to creating community. This means we all must find a way to get along with our neighbors. Our history has led us to where we MUST give guidelines on amplification. The following rules make up our basic sound policy:

1. Neighbors should talk to one another when sound becomes problem and try to resolve the issue through direct communication.
2. Within the community, a maximum power amplification of 300 watts is permitted, producing sound amplification not to exceed 90 decibels, when measured at 20 feet from the source.

## Loud vs. Quiet

We will have no "loud" and "quiet" sides of the city. These are relative terms, and they set up expectations that may be impossible to meet. These terms create infinite gray areas regarding what is perceived to be "loud" or "quiet," and this results in difficult negotiations between neighbors.

## Sound Complaints

If you believe your neighbor's sound is too loud and you are not able to effectively negotiate a solution, you may report this to a Security Station. Security Stations are located at the entry and headquarters. A complaint should contain:

1. The exact SOURCE of the sound. (Vague reports will result in no action or ineffective action.)
2. The exact TIME of the disturbance. (Vague reports will result in no action or ineffective action).

Any complaints about excessive sound will become the concern of security. Concerns about excessive sound can result in:

- a) volume check and mediation between camps,
- b) volume check and a final warning on complaints,
- c) the disabling of equipment.

Please report problems when they happen, although reports filed the next day can be useful with persistent problem camps.

We will not take action on issues of taste.

## Working Together

As a community, we need to work together to keep sound at desirable levels. This means that everyone involved is personally responsible for how they affect everyone else's experience. If your neighbor believes your sound is too loud, you must work with them to find an acceptable volume. With these actions you should be able to handle all of your own sound issues.

If everyone works together there will be no need for security to monitor sound. Please pass this information around to other participants in your Culture Camp. A community effort is needed to pull this off.

**NOTE: A documented policy to handle noise complaints is provided to participants and includes disabling of equipment if necessary for violations.**



# SIGNAGE, LITTER, CROWD CONTROL

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## SIGNAGE

This is a private event so no signage to advertise the event will be in the local area. A sign will be posted at the street entrance to assist attendees in finding the property.

## LITTER

The event is a "Leave No Trace" event and the participants will be educated and required to "Pack it in, Pack it out." We will also have trash collection areas and dumpster use from Howard Disposal.

## LEAVE NO TRACE

Our event could not exist without diligent attendees packing out their equipment, recyclables, trash, and everything else they brought. Leaving No Trace is one of our most important principles. If we don't uphold that one, no more events like this! Leaving No Trace is not just about the event; it's about the whole planet. Be good to nature!

## CROWD CONTROL

We will have several volunteer event "Guides" to assist with crowd control. We will have 2 security staff to assist with any security related issues -- which we do not anticipate. Traffic control will be provided at the front gate to ensure no back-up occurs on Garden Park Road.



# OFF-SITE IMPACTS, DRINKING WATER PLAN, SANITATION PLAN

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## OFF-SITE IMPACTS

Increased use of Garden Park Road primarily at the start and end of the event. Approximately 250 vehicles will travel to and from the site assuming 2 people per vehicle.

## DRINKING WATER PLAN

Participants will be educated and required to bring their own water. With Health Department approval, we will also have three 270-gallon totes of potable water available. Totes will be sanitized before filling and maintained in a sanitized condition.

## SANITATION PLAN

15 Portable Toilets, 5 Handwash Stations and 10 Showers will be provided to accommodate the participants. Contract to be signed upon BOCC TUP Approval.

# CONCESSION PLAN, STREET CLOSURES

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## CONCESSION PLAN

Participants will provide their own food and no food vendors will be on-site.

## STREET CLOSURES

None.

# EMERGENCY SERVICE OPERATION PLAN

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## COMMUNICATIONS PLAN

Briefing with personnel, guides, and attendees regarding ESO Plan at check-in.

Event personnel and Guides will communicate via 2-way radios

## MEDICAL PLAN

2 CPR and First Aid certified personnel on-site

On-Site stocked First Aid Station

Emergency Plan will be posted in key locations to identify Urgent Care and ER Directions

## WEATHER PLAN

Weather Monitoring and Emergency Notifications via mobile devices (Guides, Security Personnel and Event Organizers will assist with personal notification when Mobile Service is not available)

Planned and pre-designated Evacuation, Assembly, and Shelter gathering points

# FIRE PROTECTION PLAN

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## FIRE PROTECTION PLAN

Owner has a valid open Burn Permit #SI-16083 with CCFPD. Any open fires are subject to fire conditions at the time of the event. Owner will call in per permit instructions each day before lighting any open fires for recreational or cooking purposes.

If a fire ban is in place, participants will be prohibited from using fire and will be asked to leave the premises if they do not follow the rules.

If fires are allowed, only designated improved firepits will be used by participants with fire suppression systems located at each pit (Water/Fire Extinguishers.)

Participants will be trained to exercise great caution with fires and sources that contribute to the fire danger to keep Fremont County and our property safe from wildfires.

Fire Protection Plan approved by Chief David Del Vechio

# EVENT PARKING, VEHICULAR AND PEDESTRIAN TRAFFIC

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## EVENT PARKING

Two large fields have been designated for participant parking to accommodate 250 or more vehicles. Volunteer Guides will direct traffic to the parking areas.

## VEHICULAR AND PEDESTRIAN TRAFFIC

**Vehicular Traffic** will flow in a one-way traffic flow pattern away from the event area where the primary **Pedestrian Traffic** will be.

# ZONING AND TEMPORARY USE INFORMATION

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## ZONING

### 4.1 AF - AGRICULTURAL FORESTRY ZONE DISTRICT

4.1.1 DESCRIPTION: Non-urban areas established primarily for the purpose of efficiently using land to conserve forest resources, protect the natural environment, and preserve uninhabited areas and to allow for farming and ranching activities.

## TEMPORARY USE

4.1.6.4 Spectator events, athletic events, carnivals, circus, concerts, fairs, flea markets, public recreational events, tent meetings, or other similar uses require the issuance of a temporary use permit by the Board. A temporary use permit will not be required for athletic events, carnivals, circus, concerts, fairs, flea markets, public recreational events, tent meetings, or other similar uses if the event is to be held at an established permanent stadium, athletic field, arena, auditorium, coliseum, fairground, or other similar permanent place of assembly, if such place or facility was constructed and approved for such events. If a temporary use permit is required refer to Section 8.16 for requirements.

# GENERAL LIABILITY INSURANCE

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## GENERAL LIABILITY INSURANCE

Organizers hold \$1,000,000 in General Liability Insurance  
Certificate of Insurance to be provided

### **Liability Coverage: Bodily Injury and Property Damage**

- \$ 1,000,000-** General Liability per Occurrence
- \$ 2,000,000-** General Liability Annual Aggregate
- \$ 1,000,000-** Personal & Advertising Injury per Occurrence
- \$ 2,000,000-** Products Completed Operations Aggregate
- \$ 100,000-** Damage to Premises Rented to you
- \$ 5,000-** Medical Expenses

## CASH OR SURETY BOND

Organizers are willing to hold a bond as deemed necessary and appropriate.  
Applicant has submitted a waiver for the bond.





# Fremont County Department of Planning and Zoning Roadway Impact Analysis Form

This form shall be used in conjunction with any applications submitted in accordance with Section 8 of the Fremont County Zoning Resolution and or Section VI of the Fremont County Subdivision Regulations. This form is considered a minimum application submittal item and shall be required to be provided at the time of application submittal. This form is intended to provide the minimum items that must be addressed in the roadway impact analysis. The form can be expanded or attachments can be made to further address the roadway impact of the proposed use. **If the estimated average daily traffic increase is less than thirty (30) vehicle trips per day (one trip to be considered as a single or one-direction vehicle movement with either the origin or the destination [exiting or entering] inside the subject property) as per the Institute of Transportation Engineers, Trip Generation Handbook, Second Edition or subsequent editions for the entire development, as estimated by the project engineer, then a Roadway Impact Analysis will not be required to be completed by an engineer. In such situations other minimum items shall be addressed by the applicant.**

1. Project Name CAMPING AT GARDEN PARK

2. Type of application: EVENT
- |  |  |
|--|--|
| <input type="checkbox"/> Zone Change #1                                      | <input type="checkbox"/> Special Review Use Permit       |
| <input type="checkbox"/> Zone Change #2 – Use Designation Plan               | <input type="checkbox"/> Conditional Use Permit          |
| <input type="checkbox"/> Zone Change #2 – Final Development Plan             | <input checked="" type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Commercial Development Plan                         | <input type="checkbox"/> Change of Use of Property       |
| <input type="checkbox"/> Commercial Development Modification                 | <input type="checkbox"/> Subdivision Preliminary Plan    |
| <input type="checkbox"/> Expansion of an existing Business or Industrial Use |  |

3. Engineer: JEFF HAYS Address: 4821 GARDEN PARK RD  
City: CANON CITY State: CO Zip Code: 81212  
Telephone #: (719) 429-8569 Facsimile #: ( ) Email: jeffhays100@gmail.com

4. Provide a detailed description of the proposed use: WE ARE HOSTING ABOUT 400 PEOPLE CAMPING AT OUR PROPERTY LOCATED AT 4821 GARDEN PARK RD., CANON CITY. THIS IS FOR 4 DAYS ONLY OVER A HOLIDAY WEEKEND.

5. Provide the estimated average daily traffic to be generated by the proposed use(s), using the Institute of Transportation Engineers, Trip Generation Handbook, Second Edition or subsequent editions. The estimated volumes of traffic to be generated by the proposed use(s) shall include as a minimum, the average weekday traffic volume and the peak-hour (morning and afternoon) traffic volumes. Specify the number of trips in each category. (one trip to be considered as a single or one-direction vehicle movement with either the origin or the destination [exiting or entering] inside the subject property)

Residential: 28 daily, \_\_\_\_\_ peak-hour am, \_\_\_\_\_ peak-hour pm \_\_\_\_\_  
Employee: 0 daily, \_\_\_\_\_ peak-hour am, \_\_\_\_\_ peak-hour pm \_\_\_\_\_

*BASED ON  
~200 trips on  
Friday and  
200 trips on Monday.  
page 1 of 7*



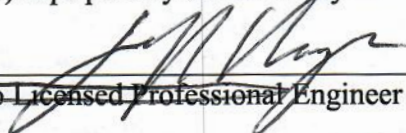
Customer: 0 daily, \_\_\_\_\_ peak-hour am, \_\_\_\_\_ peak-hour pm

Truck generated by the proposed use: 0 daily, \_\_\_\_\_ peak-hour am, \_\_\_\_\_ peak-hour pm

Delivery – required by the use: 0 daily, \_\_\_\_\_ peak-hour am, \_\_\_\_\_ peak-hour pm

Total Vehicle Trips: 28 daily, \_\_\_\_\_ peak-hour am, \_\_\_\_\_ peak-hour pm

I certify that based on the proposed use(s) the total vehicle trips using the Institute of Transportation Engineers, Trip Generation Handbook, Second Edition or subsequent editions will average less than thirty (30) trips per day based on any fourteen (14) day time frame.

  
Colorado Licensed Professional Engineer

Date 6/6/21 Seal

***If the above has been certified, then the applicant can complete the form and acknowledge it. If completed by the applicant only the questions marked by asterisk (\*) are required to be answered.***

**NOTE:** If the additional information provided warrants improvements to the roadway system, even though the traffic generated by the proposed use is less than thirty (30) trips per day, such improvements will be required. If in the future the use exceeds an average of thirty (30) trips per day a complete analysis could be required.

6. \*What is the general location of the subject property? 4821 GARDEN PARK RD.,  
CANON CITY, CO 81212

7. \*What are the names and/or the numbers of the public roadways that serve the site? COUNTY ROAD 9, GARDEN PARK ROAD

Provide a site plan drawing that shows the subject property, its proposed access points and all public roadways within a one-half (1/2) mile radius of the subject property, marked as Exhibit 7.1.  An exhibit has been attached.

8. \*What is the classification, according to the Fremont County Master Plan, of the roadway from which the project site will gain access to the public transportation system?  
 Expressway or Freeway ---  Major Arterial ---  Arterial ---  Collector ---  Local

9. \*Do the roadways in question lie within a three (3) mile radius of any incorporated town or city limits or the boundary of another County?  Yes ---  No  
If yes, provide the name(s) of the jurisdiction(s): \_\_\_\_\_  
In addition if a new roadway is to be constructed, how will it comply with the transportation plan in effect for the municipality? \_\_\_\_\_

10. \*Will this project require a Fremont County Driveway Access Permit or a Colorado Department of Transportation (CDOT) State Highway Access Permit?  Yes ---  No  
Please explain: \_\_\_\_\_



11. \*Will the project require construction of, or improvement to any roadway maintained by the CDOT?  
 Yes ---  No  
If yes, will the proposed construction or improvement be in compliance with CDOT's "5 Year Transportation Plan"?  Yes ---  No Please Explain \_\_\_\_\_

Has CDOT required that the applicant provide a traffic study?  Yes ---  No  
If yes, a copy of the study shall be attached to this application, marked as Exhibit 11.1.  An exhibit has been attached.

12. \*Will the project require construction of, or improvement to any roadway currently maintained or proposed to be maintained by the County?  Yes ---  No  
If yes, what would be the social, economic, land use, safety and environmental impacts and effects of the new roadway on the existing transportation system and neighborhood? \_\_\_\_\_

13. \*Are any roadways proposed to be vacated or closed in conjunction with the proposed project?  Yes ---  No  
If yes, please explain. \_\_\_\_\_

14. \*Is the proposed project site adjacent to or viewable from any portion of the Gold Belt Tour Scenic Byway or other scenic corridor designated by the Master Plan?  Yes ---  No  
If yes, identify the byway and or scenic corridor: GARDEN PARK ROAD  
If yes, explain how the scenic quality will be affected by the proposed project. THE EVENT WILL NOT BE VISABLE FROM GARDEN PARK ROAD OR ANY OTHER PORTION OF THE GOLD BELT TOUR SCENIC BYWAY  
If yes, what measures will be taken to not have a negative impact on the byway and or scenic corridor? NO ADDITIONAL MEASURES WILL BE TAKEN

15. \*Will the proposed project gain access to the public transportation system via 3<sup>rd</sup>, 9<sup>th</sup>, K and or R Streets in the Penrose-Beaver Park Area of the County?  Yes ---  No

16. \*Does the subject property have frontage on a public roadway?  Yes ---  No  
If answered no, then documentation evidencing a "right of access" to the subject property for the proposed use shall be attached marked as Exhibit 16.1.  An exhibit has been attached. If answered no, then please explain what the right of access consists of: \_\_\_\_\_

17. \*What is the right-of-way width of the public roadway(s) that serve the site? 3  
APPOX 24 feet

18. \*What is the surface type of the public roadway(s) that serve the site? PAVEMENT, ASPHALT



19. \*What is the surface width of the public roadway(s) that serve the site? 24'
20. \*What are the existing drainage facilities for the public roadway(s) that serve the site? DITCH ON EACH SIDE OF ROAD
21. \*Does the public roadway(s) that serves the site have curb and gutter?  Yes ---  No  
If answered yes, what is the type of curb and gutter? \_\_\_\_\_
22. \*Does the public roadway(s) that serves the site have adjacent sidewalks or other pedestrian ways?  
 Yes ---  No  
If answered yes, what is the width(s) and surface type(s)? \_\_\_\_\_
23. \*How many access points will the subject property have to public roadways? ONE
24. \*Will the proposed roadways that access the public roadways intersect the public roadways other than at perpendicular?  Yes ---  No  
If answered yes, please explain: \_\_\_\_\_
25. \*What are the sight distances, in all directions, from the subject property access point(s) along the public roadway that serves the site? (mark and provide distance for each that is applicable)  
 Northerly, site distance: \_\_\_\_\_  Southerly, site distance: \_\_\_\_\_  
 Easterly, site distance: \_\_\_\_\_  Westerly, site distance: \_\_\_\_\_
26. \*What are the distances from the subject property access point(s), in all directions, to the nearest intersection with another public roadway along the public roadway that serves the site? (mark and provide distance for each that is applicable)  
 Northerly, distance: 36 MILES  Southerly, distance: 5 MILES  
 Easterly, distance: \_\_\_\_\_  Westerly, distance: \_\_\_\_\_
27. \*What are the distances from the subject property access point(s), in all directions, to the nearest driveway(s) along the public roadway that serves the site? (mark and provide distance for each that is applicable)  
 Northerly, distance: 400 YARDS  Southerly, distance: 1/4 MILE  
 Easterly, distance: \_\_\_\_\_  Westerly, distance: \_\_\_\_\_
28. \*What are the distances from the subject property access point(s), in all directions, to the nearest blind curve(s) along the public roadway that serves the site? (mark and provide distance for each that is applicable)  
 Northerly, distance: 0.3 MILES  Southerly, distance: 2 MILES  
 Easterly, distance: \_\_\_\_\_  Westerly, distance: \_\_\_\_\_

29. \*What are the distances from the subject property access point(s), in all directions, to the nearest blind hill(s) along the public roadway that serves the site? (mark and provide distance for each that is applicable)

Northerly, distance: 2 MILES       Southerly, distance: 2.5 MILES  
 Easterly, distance: \_\_\_\_\_       Westerly, distance: \_\_\_\_\_

30. \*Identify any and all hazardous conditions with regard to the public roadway(s) that provide access to the subject property in the general area of the subject property: NONE

If the public roadway(s) that currently serve the subject property have any hazardous conditions, then recommendations shall be made for improvements that will decrease the hazardous conditions on the public roadway(s): \_\_\_\_\_

31. \*Explain what effect the proposed use will have on the existing traffic in the neighborhood. If no change is expected, please explain why no change is expected: GARDEN PARK RD IS A VERY LOW TRAVELED ROADWAY, WE DO NOT EXPECT THE NEIGHBORHOOD TO NOTICE INCREASE IN TRAFFIC

32. \*Will the proposed use, due to the increase in traffic or the type of vehicle traffic generated by the proposed use, change the level and or type of required maintenance for the public roadway(s) that serve the site?  Yes ---  No, (please explain) \_\_\_\_\_

If the proposed use, due to the increase in traffic or the type of vehicle traffic generated by the proposed use, changes the level and or type of required maintenance for the public roadway(s) that serve the site, then recommendations shall be made that would lessen the maintenance impact for the entity in control of maintenance of the public roadway(s): \_\_\_\_\_

**Note:** If improvements are required, it may be mandatory that such improvement be installed prior to final approval of the application.

33. \*Are new roadways proposed to be constructed, on or off site, in association with the proposed project?  Yes ---  No If yes, provide evidence that the roadways will be constructed to conform to natural contours in order to minimize soil disturbance, cut and fills, protect drainageways and not create to unstable slopes. \_\_\_\_\_



34. Provide an analysis of the existing traffic volumes on the adjacent roadway system, including the average weekday traffic (*vehicles per day*) and the weekday peak-hour traffic (*vehicles per hour – am and pm*), showing the dates and times of traffic counts or source utilized for traffic volume counts. Determine the existing level of service or percentage of roadway capacity currently in use.

Roadway name or # N/A average weekday traffic \_\_\_\_\_  
 Weekday peak-hour traffic \_\_\_\_\_ am \_\_\_\_\_ dates \_\_\_\_\_ times  
 Weekday peak-hour traffic \_\_\_\_\_ pm \_\_\_\_\_ dates \_\_\_\_\_ times  
 Current level of service - % of roadway in use \_\_\_\_\_

Roadway name or # \_\_\_\_\_ average weekday traffic \_\_\_\_\_  
 Weekday peak-hour traffic \_\_\_\_\_ am \_\_\_\_\_ dates \_\_\_\_\_ times  
 Weekday peak-hour traffic \_\_\_\_\_ pm \_\_\_\_\_ dates \_\_\_\_\_ times  
 Current level of service / % of roadway in use \_\_\_\_\_

Roadway name or # \_\_\_\_\_ average weekday traffic \_\_\_\_\_  
 Weekday peak-hour traffic \_\_\_\_\_ am \_\_\_\_\_ dates \_\_\_\_\_ times  
 Weekday peak-hour traffic \_\_\_\_\_ pm \_\_\_\_\_ dates \_\_\_\_\_ times  
 Current level of service / % of roadway in use \_\_\_\_\_

35. Provide an estimate of the probable traffic directional distribution from and to the subject property based on the proposed use(s) and assignment of the estimated traffic volumes to the adjacent roadway network. Estimate the future background and resulting total traffic volumes (*including the estimated generated traffic due to the proposed use*) on the adjacent roadway system for a twenty (20) year design period, showing volumes for both left and right turn movements as well as through traffic. N/A

36. Determine the projected future levels of service or percentage of roadway capacity to be in use at the subject property's access points and key adjacent intersections. Provide recommendations for street and access improvements if any portions of the roadways do not have the capacity to accept the additional estimated traffic volumes. All necessary improvements will be required to be designed, completed and accepted by the County prior to any final action regarding the application.

N/A

37. Please provide any additional information considered by the Certifying Engineer to be pertinent to the roadway impact in association with the proposed project: THIS IS A CAMPING EVENT, MOSTLY CAR CAMPING WITH TENTS AT OUR 150 ACRE PROPERTY. CARS WILL ARRIVE FRIDAY DURING THE DAY AND LEAVE MONDAY. WE EXPECT VERY LITTLE TRAFFIC FROM OUR GUESTS ON SAT AND SUN.

I hereby certify that the foregoing information was prepared by myself or under my direct supervision and is true and correct to the best of my knowledge and belief.

Jeff Hays Date 6/6/21  
Colorado Licensed Professional Engineer  
Civil

SEAL

If not completed by an Engineer, then the following acknowledgement shall be signed by the applicant and/or owner.

By signing this Application, the Applicant, or the agent/representative acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the application and any attachments to the Application, is true and correct to the best of Applicant's knowledge and belief.

Applicant understands that any required private or public improvements imposed as a contingency for approval of the application may be required as a part of the approval process.

Fremont County hereby advises Applicant that if any material information contained herein is determined to be misleading, inaccurate or false, the Board of Commissioners may take any and all reasonable and appropriate steps to declare actions of the Board regarding the Application to be null and void.

Signing this Application is a declaration by the Applicant to conform to all plans, drawings, and commitments submitted with or contained within this Application, provided that the same is in conformance with the Fremont County Zoning Resolution.

Kathy Hays  
JEFF HAYS  
Applicant Printed Name

Jeff Hays  
Signature

6/6/21  
Date

JEFF HAYS  
Owner Printed Name

Jeff Hays  
Signature

6/6/21  
Date

Reviewed on 18 Jan 2022