

TELLER COUNTY PLANNING COMMISSION

Teller County Offices
800 Research Drive, Suite 224
Woodland Park, CO 80863

**APRIL 8, 2025 – 7:00 P.M.
MEETING MINUTES**

I. Call to Order and Roll Call:

Mr. Haase, Chair of the Planning Commission, called the meeting of April 8, 2025 to order at 7:00 P.M.

Roll Call:

Mr. Jeff Smith	Absent
Ms. Wendy Dillenschneider	Present
Mr. Bryan Johnson, Vice Chair	Present
Mr. Michael Haase, Chair	Present

Also Attending:

Mr. Dan Swallow, Community Development Director
Ms. Lucy Caillouet, Recording Secretary
Mr. Paul Hurcomb, County Attorney

II. Review and Approved Minutes:

Ms. Dillenschneider moved to approve the minutes on March 18, 2025 as presented. Mr. Johnson seconded.

Roll Call Vote:

Ms. Dillenschneider	Yes
Mr. Johnson	Yes
Mr. Haase	Yes

The motion carried.

III. Consider and recommend to the Board of County Commissioners a request from Troy and Catherine Loftus for a Special Use Permit to develop a seasonal 10-spot RV Campground at 2757 County Road 46 with a legal description of 2-13-71 PT SW4SW4 LYING S HWY24 and 3-13-71 PT SE4SE4 LYING S HWY24 in Florissant, CO, zoned A-1.

Mr. Swallow presented the staff report for a Special Use Permit for an RV Park to the Planning Commission.

Mr. Swallow answered questions from the Planning Commission.

Regional action plans were re-endorsed in 2022 with the Master Plan. Regional plans are not legislative, but maps are adopted in the LUR.

Troy and Catherine Loftus were present, and Mrs. Loftus presented their request to the Planning Commission.

Mr. and Mrs. Loftus answered questions from the Planning Commission.

Mr. Haase opened the floor for public comments.

Becki Morlan is a resident of Florissant has fire concerns with chainsaw and guns as well as ATV mishaps. She feels the Loftus can help the campers be aware of the dangers along with generating income for the area and provide a place for visiting families stay close by.

Randy Snare is a resident of Florissant and appreciates the applicant's due diligence to comply with the regulations to be able to do what they want on their property. Mr. Haase asked Mr. Snare about his thoughts about building outside the regional planning area. He stated the regional plan was arbitrary and needs to be reviewed.

Randy Westfall stated the request should be approved with conditions for the CDOT Access Permit and septic system. Mr. Haase asked Mr. Westfall if he was concerned about the well. He stated the RV park can be there once the well and septic are in compliance.

Kendra Westfall agreed the RV Park will help the economy in Florissant and be great for visiting families to stay close by.

Randilyn Snare has been a resident for 30 years and stated there would be additional job opportunities for the area.

Levi Snare has been a lifetime resident of Teller County and is friends with the Loftus'. He does not agree with the red flags the applicant has with the application.

Nick Hord is a friend of the Loftus'. He read a letter to the Planning Commission and stated the Loftus' are honest people. The Loftus' will operate the RV Park with integrity.

Kristine Dewitt has known the Loftus' personally and professionally. She stated they will run the business with excellence. She is happy to see a wonderful business go in Florissant.

Grayson Garner stated the RV Park would serve visitors and not Teller County. He wanted to see the business serving the community and is concerned with the traffic from US Highway 24 onto County Road 46.

Sarah Murphy lives across the street from the proposed RV Park and does not want the growth. She is concerned about fire danger and insurance costs increasing. She is concerned about the water and does not jog on County Road 46 anymore due to the increased traffic. Traffic on the US Highway 24 has increased; it has become dangerous.

Tim Branamon asked if the Division of Water Resources have made a comment on the well yet. He was concerned about the low capacity of the well at 0.7 gallon per minute. Mr. Swallow stated that DWR's commented the applicant will be required to re-permit the well permit.

Hannah Rawson is an adjacent property owner and has concerns about fire with a lot of downed trees. She is concerned with traffic safety and would like to see a traffic study completed; traffic during the summer is non-stop. She is concerned about evacuation of the campers. Traffic would bottleneck on CR 46 if there was to be an emergency. A turn lane would be the minimum of what is needed. There is water concern because water in the area is from the same aquifer. She stated insurance will increase, and property value would change. The fence on her property has been down because of two recent crashes. Their horses are also in danger because of traffic.

Suzie Graf with Blue Mountain Ranch Summer Youth Camp is concerned with the traffic. The intersection of US 24 and CR 46 is frightening. She was happy to hear there are no open fire or shooting. She stated the infrastructure should be changed to accommodate the traffic and the RVs. She is concerned with ATV being driven on CR 46. She would like to see an environmental impact statement and is concerned about noise and access to forest.

Jerry Gerber left the front range to be away from the city and has water concerns. He stated that "high-end" means people with money and toys, people who are looking for recreational opportunities will be the primary customers of the campground.

Joni Boyle has a cabin in Wilson Lakes; the location is private and quiet. She is afraid people will wonder into the subdivision and is concerned about fires and the traffic. She also wanted clarification as to how many campers per site; this is all dependent on the size of the camper.

Rebecca Pruitt stated the Florissant Fossil Bed is near the property and is worried about the lighting. She has concerns regarding the water use, aquifer, traffic, and blind spots on US 24. She stated that A-1 land should not change. She is concerned about RVs with blue water. Mr. Loftus stated the chemical used by porta johns are blue water and not used in RVs and any water from the RVs is safe to be dumped into the septic system. Erosion control is an issue for this area especially on County Road 46.

Brenda Dickson used to live in the house on the property and stated the well is under the house. Road danger and insurance costs are her concerns.

John Bartlett lives a mile from the Loftus'. There have been three fires on their property. Lighting and signage are issues, and trespass signs are ignored. He had moved there for privacy and has evacuated three times due to fires.

Terry Scott has the same concerns along with others with Highway 24 and CR 46. He asked where the entrance to the RV Park is. In response to Mr. Scott's question, Mr. Hurcomb stated that CDOT will require an access point. The applicant stated the entrance to the RV Park is within 200 the speed limit sign, and the sight distance requirement from the intersection will be met. He is concerned with the traffic and felt this is adding more vehicles to a bad situation.

Public Comment was closed.

Rebuttal by the Applicant:

Mr. and Mrs. Loftus responded to the public's concerns. The RV Park will keep local businesses, such as grocery stores, gas stations, and hardware store, in business. The tax revenue from the businesses would be used to repair the roads.

The access is 210 feet off the intersection. They are not aware of homeowner's insurance increasing due to the proximity of an RV Park. With the concerns of traffic, the state will decide during the application process what will be required. The permitting process will require a traffic study which will show how much traffic will be coming in and out of CR 46. CDOT will determine if a change in infrastructure will be required. They also stated that only 4 acres of land will be used for the RV Park and the rest of their land will be preserved as agricultural land. The RV Park will have a fenced in area for the 4-acre section.

Mr. Loftus commented on the water usage. The commercial well would use about 50 gallons per day per spot which is less than a 4-bedroom house at 525 gallons per day. The current well will be abandoned and a commercial well will be drilled with the appropriate setbacks.

Mr. Loftus stated ATVs will not be permitted to be operation within the RV Park. Mr. Loftus stated the fire concerns were being mitigated by removing downed timber, trimming trees, and chipping slash piles.

The board recessed at 9:10 p.m. and reconvened at 9:26 p.m.

The Planning Commission had no further questions for staff or the applicant.

Mr. Hurcomb read the Approval with Conditions Written Findings.

The Planning Commission had a discussion:

Ms. Dillenschneider would like to consider a condition regarding sanitation to comply with the regulations of the Department of Environmental Health and drainage and erosion control requirements be met before construction. Mr. Johnson would like a technical

memorandum from the engineer for drainage, CDOT on traffic, and DWR on the commercial well before the Building Permit process.

Rebuttal by the Applicant:

Ms. Loftus stated that CDOT will require an access permit as there is no baseline for this area. A cistern will be supplied for water to be used by the RV Park.

Based on the Planning Commission's discussion, Mr. Hurcomb read the following proposed motion:

A motion to recommend to the Board of County Commissioners that it approve with conditions the special use permit for the high-end RV Park located at 2863 County Road 46, Florissant, CO, subject to the following conditions:

1. A CDOT access permit is granted by CDOT for the proposed use and any professional traffic study prepared will be presented to the Teller County Planning Staff and Road and Bridge Department.
2. The electrical infrastructure design and installation comply with the requirements of CORE as follows:
 - provide engineered and scaled construction drawings showing existing electrical infrastructure and new electrical infrastructure including transformer location(s), a site plan, and a one-line diagram for the electrical service(s),
 - no structures, including RVs are permitted to be within 15 feet horizontally from any overhead powerlines,
 - provide engineered grading profile where the existing overhead powerlines cross the entrance into the RV park, and
 - new and existing overhead powerlines must be 18'6" above grade minimum.
3. The residential well be re-permitted as a commercial well or the applicant provides a legal source of adequate water for commercial use and demonstrate a legal agreement for the source of the water and provision of the water approved for the proposed use through the Colorado Division of Water Resources.
4. Drainage and erosion control plans comply with the Teller County Land Use Regulations.
5. Sanitary sewage and an engineered OWTS system must be approved by the Teller County Environmental Health Department.
6. All representations of the Applicants in the application and at the hearing are binding.
7. No long-term camping beyond 30 days on the site and the RV units at the site must be occupied by the users (no camper storage).
8. Failure to meet these conditions within 24 months of the final date of approval will result in the revocation of the special use permit.

Mr. Johnson made a motion to approve the motion as read by Mr. Hurcomb. Ms. Dillenschneider seconded.

Roll Call Vote:

Ms. Dillenschneider	Yes
Mr. Johnson	Yes
Mr. Haase	Yes

The motion carried.

IV. Consider and recommend to the Board of County Commissioners a proposed text change to the Land Use Regulations to implement Colorado Proposition 122 regarding the cultivation, manufacturing, administering, and consumption of natural medicine.

Mr. Swallow presented the staff report requesting approval for a text change to the Land Use Regulations to implement Colorado Proposition 122 regarding the cultivation, manufacturing, administering, and consumption of natural medicine.

Planning Commission had a discussion. Ms. Dillenschneider suggested revision of the Setback and Distance Requirements of the regulations. The application will be reviewed with the consideration of the Master Plan and appropriate Regional Action Plan. Permitted Zoning Districts should also include Rural Residential.

There was no public comment.

Mr. Hurcomb read the following proposed motion:

A motion to recommend approval to the Teller County Board of County Commissioners to approve and adopt an amendment to Section 8.3 of the Teller County Land Use Regulations to include Regulations of Natural Medicine Uses, pursuant to Colorado Proposition 122.

Ms. Dillenschneider moved to accept the motion as presented. Mr. Johnson seconded.

Roll Call Vote:

Ms. Dillenschneider	Yes
Mr. Johnson	Yes
Mr. Haase	Yes

The motion carried.

V. Vacation of Lot Lines: Staff reported on the Vacation of Lot Line as listed on the meeting agenda.

VI. Adjourn: There being no further business, Mr. Haase adjourned the meeting at 10:10 p.m.

Approved by the Planning Commission at its regular meeting on August 12, 2025.



Lucy Caillouet, Recording Secretary