



STATE OF COLORADO }  
                              } ss  
COUNTY OF ELBERT }

At a regular meeting of the Board of County Commissioners for Elbert County, State of Colorado, held at the Courthouse in Kiowa on Wednesday, April 27, 2022, there were present:

|                  |                           |
|------------------|---------------------------|
| Chris Richardson | Chair                     |
| Grant Thayer     | Vice Chair                |
| Rick Pettitt     | Commissioner              |
| Amanda Moore     | Deputy Clerk to the Board |

When the following proceedings, among others were had and done, to wit:

**APPROVE  
RESOLUTION 22-18**

**KIOWA OUTDOOR ADVENTURE (Cases SU-21-0079 and EZS-22-0009)**

**A REQUEST TO APPROVE:**

- 1. SPECIAL USE REVIEW FOR A CAMPGROUND, AND**
- 2. ECONOMIC DEVELOPMENT ZONE SITE DEVELOPMENT PLAN FOR A RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY AS WELL AS A PRIVATE RECREATIONAL FACILITY CONSISTING OF A PUTT-PUTT AND SWIMMING POOL**

**ON LOT 2 OF THE JUBILEE MINOR DEVELOPMENT.**

**WHEREAS**, at a duly noticed public hearing on April 27, 2022, the Board of County Commissioners adopted Resolution 22-\_\_; and

**WHEREAS**, the applicants, Nikki and Deborah Ullom submitted two applications (Cases SU-21-0079 and EZS-22-0009) requesting approval of a Special Use Review for a campground and an EDZ Site Plan for a Recreational Vehicle and Boat Storage Facility as well as a private recreational facility consisting of a putt-putt and swimming pool on Lot 2 of the Jubilee Minor Development; and

**WHEREAS**, the Board of County Commissioners, having found the hearing on April 27, 2022 was properly noticed, and having reviewed the documentation of the applicant, and having listened to all public comment, and being fully advised in the premise;

**BE IT THEREFORE RESOLVED**, the Board of County Commissioners for the County of Elbert, Colorado does hereby approve the **KIOWA OUTDOOR ADVENTURE SUP AND EDZ SITE PLAN CASES SU-21-0079 and EZS-20-0077**) with conditions of approval to include:

1. The applicant will be required to remove the Public Hearing sign within seven (7) days of



- a decision by the Board of County Commissioners.
2. The Special Use Review and EDZ Site Plan shall not become effective until all fees are paid, conditions of approval are met, and the Special Use Review and Site Development Plan exhibits are recorded.
  3. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval.
  4. Confirm that the access permit reflects the proposed uses on the property and shall be updated as needed pursuant to evaluation by Kimley Horn.
  5. The applicants will provide a lighting plan and after installation of the proposed lights, the Elbert County Zoning Compliance Official shall verify the 3,000 lumen security lights are on motion sensors and that each light fixture is properly shielded so there is no glare off the property.
  6. The applicants shall comply with the Elbert County Public Health department requirements for an engineered septic design and potentially more than one system.
  7. Adding a minimum of 2 more trees in the area south of the campground, planted in a grouped, "naturalized" manner, along the SW elevation to buffer from the neighboring residential uses.
  8. The County shall verify all conditions of approval are met before operation.
  9. Applicant will construct a 4' tall perimeter field (woven wire) fence around the exterior of the property with 2 strand barb wire on top to approximate a total height of approximately 5.5' tall.

Upon a motion duly made and seconded, the foregoing resolution was adopted by the following vote:

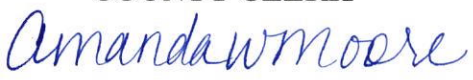
  
CHRIS RICHARDSON, CHAIR

  
GRANT THAYER, VICE CHAIR

— *Abstained* —  
RICK PETTITT, COMMISSIONER



ATTEST: DALLAS SCHROEDER  
COUNTY CLERK

BY:   
Deputy Clerk to the Board – Amanda Moore