

**THE BOARD OF COUNTY COMMISSIONERS  
OF TELLER COUNTY, COLORADO**

**RESOLUTION NO. 09-10-2026 (\_\_\_\_)**

**A RESOLUTION APPROVING A SPECIAL USE PERMIT FOR A RESORT, EVENT CENTER, AND WEDDING VENUE**

WHEREAS, John Hoesly and Mariah Kaecher, have requested approval of an Special Use Permit for a resort, event center, and wedding venue on 164.5 acres zoned A-1 in Teller County, Colorado, at the address of 9 County Road 78 in Woodland Park, CO;

WHEREAS, on June 9, 2026 the Teller County Planning Commission held a duly noticed public hearing where it considered the application, information presented at that hearing, the findings of the Staff Report dated May 29, 2026 (the "Staff Report"), the testimony and materials presented at that hearing, and has recommended that the Board of County Commissioners approve with conditions the Special Use Permit;

WHEREAS, a duly noticed public hearing was held by this Board on September 10, 2026 and the Board considered the application, the Staff Report dated August 28, 2026, the Written Findings of the Planning Commission, referral responses, public comment, the Applicant's presentation at the hearing, and all testimony presented at the public hearing;

WHEREAS, the Board adopts the findings of the Staff Report and the Written Findings of the Planning Commission;

WHEREAS, the Board hereby finds, determines and declares that adoption of this Resolution is necessary for the preservation and protection of the public health, safety and welfare of the inhabitants of Teller County, Colorado.

NOW, THEREFORE BE IT RESOLVED that the Special Use Permit hereby approved subject to the following conditions:

1. The Applicants shall obtain, maintain, and comply with all local, state, and federal requirements, conditions, codes, ordinances, regulations, permits, licenses and/or other authorizations pertaining to the use and supporting facilities and infrastructure, as they may be amended or replaced from time to time, including but not limited to any and all required Teller County Building Permit, Building Site Plan Review, Sewage Disposal Permit, Driveway/Access Permit, Electrical Permit, Mechanical Permit, Plumbing Permit, compliance inspection, and/or other necessary and applicable permits.

2. All new septic systems for the proposed expansion must be individually permitted through Teller County Public Health & Environment prior to construction.
3. Prior to using the wells in the additional proposed structures, the applicant must comply with all requirements of the Headwater Authority of the South Platte (HASP) to ensure the augmentation water is sufficient for the proposed uses, file an amendment of the participating diversions, as required by Division 1 Water Court in Case No. 02CW0389, and provide proof of compliance with the Planning Director.
4. Compliance with CORE's requirements as stated in the December 8, 2025 referral comment letter as follows:
  - a. Existing Facilities and Easements. CORE has existing underground and overhead electric facilities located on the subject property. These facilities and associated utility easements will remain in place unless the applicant requests modifications in accordance with CORE's current extension policies.
  - b. Potential Conflicts with Proposed Improvements. The proposed building improvements may conflict with existing CORE underground electric facilities. CORE requires that the surveyor identify and show all existing CORE facilities on the Site Utility Plan (SUP) to confirm their location and determine any potential conflicts.
  - c. Easement Assumptions. Over time, CORE has extended electric facilities that may not fall within recorded easements. However, under CORE's policy, an easement is assumed for the right to serve and only serve the existing parcel.
  - d. New Improvements. All new improvements will require a separate easement document granted to CORE.
5. All exterior lighting shall comply with the Teller County Land Use Regulations, including being fully shielded and downcast.
6. The projects scheduled for completion within each phase must be completed within the designated timeframes as described in this Staff Report.
7. Any improvements planned beyond 2046 or uses outside the scope of this SUP will require approval of an SUP Amendment.
8. This Special Use Permit is subject to auditing pursuant to LUR § 8.2.E, including any conditions related to time limits, duration, abandonment, and extension.
9. The approval of this SUP will cause the existing Condition Use Permit, Ranch at West Creek RLLP [CUP-000525(03)], to be extinguished.

10. Unless otherwise modified by these conditions, all material representations of the Applicants in their submittal material and in the public hearing(s) shall be considered binding.

THE FOREGOING RESOLUTION WAS ADOPTED AT A REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF TELLER COUNTY, COLORADO HELD THE 10<sup>TH</sup> DAY OF SEPTEMBER 2026 AT CRIPPLE CREEK, COLORADO.

THE BOARD OF COUNTY COMMISSIONERS  
OF TELLER COUNTY, COLORADO

By: \_\_\_\_\_  
Erik Stone, Chairman

ATTEST:

\_\_\_\_\_  
COUNTY CLERK