

The Alabaster Estate

Weddings & Events

Conditional Use Permit Application

Application Narrative

Parcel	R0047889 (approximately 97.71 acres)
Location	Hartsel, unincorporated Park County, Colorado
Zone District	A — Agricultural
Requested Use	Outdoor wedding and event venue, with phased guest lodging and private soaking pools
Submitted To	Park County Department of Planning and Zoning
Date	August 2026

All areas, dimensions and counts stated here are approximate.

SECTION 1

Project Summary and Fit With the Agricultural Zone

The Alabaster Estate is a proposed outdoor weddings and events venue on approximately 97.71 acres of native prairie and pine hillside near Hartsel, zoned A (Agricultural). The owner requests a Conditional Use Permit authorizing the recurring commercial use of the land for ceremonies, receptions and gatherings, together with the phased supporting improvements described below. The venue is deliberately designed as two businesses on one landscape. The first is weddings: six distinct outdoor ceremony sites, each with its own character and capacity, so that more than one celebration can be hosted at once without guests of one event seeing or hearing another. The second is events: seated concerts and opera, lectures, yoga and wellness retreats, corporate and non-profit gatherings, memorials and seasonal community events. The events side fills weekdays and shoulder seasons that weddings do not, and it uses the same ground, the same parking and the same access road without additional disturbance.

Nearly every proposed feature is an open-air, non-occupied landscape improvement — graded ground, set stone and gravel surfacing — rather than a building. There is no proposed assembly hall, no permanent commercial kitchen and no guest-occupied structure in Phase 1; the only guest-occupied structures anywhere in this application are the five dome cabins in Phase 4. The great majority of the 97.71 acres remains undisturbed native ground.

Why the use is compatible here

- The land stays open. The improvements are ceremony grounds, gravel drives and parking, paths and set stone. No assembly building is proposed, and agricultural character and open views are preserved across the great majority of the parcel.
- Scale is planned to be controlled by design. Each ceremony site has its own parking and path; event size is governed by the facilities provided for that event under the County's own standard at LUR 5-707(G)(2)(e), and growth happens by opening a later phase, which is visible to the County.
- Access is taken from the county road. Guest traffic enters from County Road 11 under a County driveway permit rather than directly from State Highway 24.
- Separation from neighbors. The ceremony sites are set well inside a large parcel, with terrain and distance rather than fencing screening sound and light.
- Events broaden the use without broadening the footprint. Concerts, retreats and lectures use ground that already exists for weddings, on days weddings do not occur.

The owner has been in direct correspondence with Park County Planning regarding this application. The pre-application meeting was waived by the County, with correspondence by email and telephone accepted in its place.

SECTION 2

The Six Ceremony Sites

Six ceremony sites are proposed across the property. Each is an outdoor, non-occupied landscape feature. None has a roof, walls, plumbing or an enclosure, and none is intended to be a building for the purposes of the building code. Where a ceremony area is surfaced, it is finished in hexagonal stone tile, or in poured concrete cast to the same hexagonal pattern.

1. The Artemis Altar Phase 1

A white tiered alabaster half-circle set into a south-facing pine hillside, formed by a semi-triangular dig into the hill up to approximately 15 feet at its deepest point and flattening outward to form seating. It is a non-occupied decorative ceremony marker — no roof, no walls and no enclosure — with guests seated on the tiered alabaster seating itself and on the graded native ground around it. One of the estate's more intimate ceremony settings.

2. The Moonlight Altar Phase 2

A fan of standing stones arranged in an open arc on the upper meadow, oriented to the evening sky. Like the Artemis Altar it is formed by a semi-triangular dig into the hill, up to approximately 15 feet at its deepest point, flattening to seating. A decorative, non-occupied stone feature with no roof, no utilities and no enclosure. An intimate setting, similar in character and scale to the Artemis Altar.

3. Miracle Cathedral Phase 4

A sunken circular amphitheater approximately 200 feet in diameter, excavated to bedrock and not to exceed approximately 30 feet in depth, so that seating steps down toward a central ceremony floor. It is an earthwork feature, not a building, and once built it is the largest ceremony site on the property and the primary venue for seated concerts, opera and other non-wedding events. Because it is the deepest excavation on the parcel it is deliberately placed last. The largest of the ceremony sites, suited to the estate's largest gatherings.

4. Momo's Grange Phase 1

A hilltop ceremony site. A ring of set standing stones approximately 10 feet across forms the ceremony focus, and it is ringed by open, natural hilltop ground that gives the site generous standing and seating space around the stone circle. Site grading only, with a compacted walking path from the nearest parking area and no permanent structures. Grading at this site will be reduced where possible. Only a circular area is graded, to create a flat space for the couple and the seating nearest the stone circle; the surrounding grounds are left untouched, to reduce erosion.

5. Luna's Aerie Phase 4

A canyon-rim overlook, approached along a cut approximately 100 feet long and 20 feet wide at about 3 feet deep, which opens into a ceremony circle approximately 60 feet in diameter at the rim, set about 4 feet below the surrounding grade, with long views across the river valley. The southwestern edge along the canyon may need to be cut deeper into the hillside in order to even out the grade, potentially exceeding 3 feet but not to exceed 6 feet, because the existing grade there runs as a steep slope on one side, a flat area through the middle, and a slope again on the other. The cut and the circle are excavation and stone-setting work only — no roof, no walls, no utilities and no enclosure. An intimate setting on the canyon rim.

6. Athena's Landing Phase 1

A forest ceremony site beneath a large carved owl statue, approached by a stone path flanked by low stone posts. The statue stands on a pad of approximately 31 by 13 feet, with a footing pit of roughly 10 by 5 feet at about 4 feet deep sized for its own stability. It is a free-standing sculptural monument, not an occupied structure, and the surrounding forest floor is graded to hold guest seating. A forest setting, with surrounding assemblage ground beneath the trees.

Utilities at the ceremony sites

None of the six ceremony sites carries permanent utilities. There is no plumbing, no buried water line and no permanent electrical service at any altar. Where power is needed for a ceremony, generators or batteries are brought in as needed; no fixed utilities are planned at the ceremony sites.

SECTION 3

Supporting Areas and Site Infrastructure

The following areas support the ceremony sites. With the exception of the five geodesic dome cabins in Phase 4, none of them is an occupied building. Every named feature shown on the site plan is described here.

Banquet Area 1 Phase 1

Open-air dining terrace of approximately 140 by 128 feet serving the Phase 1 ceremony sites. Seasonal tenting, portable tables and string lighting; no permanent building. Food service is by licensed off-site caterers.

Banquet Area 2 Phase 2

A second open-air dining terrace, approximately 50 feet in diameter, added with Phase 2 so that two celebrations can be hosted without conflict. Same open-air, non-permanent character as Banquet Area 1.

Parking Lots 1–4 Phases 1–2

Four all-weather gravel parking areas, located on site and entirely outside all rights-of-way, each with drainage control, marked accessible stalls and emergency-vehicle turnaround. Lot 1 (approximately 100 by 200 feet) is built in Phase 1; Lot 2 (approximately 244 by 133 feet), Lot 3 (approximately 32 by 81 feet) and Lot 4 (approximately 341 by 393 feet) follow in Phase 2 as capacity grows.

Internal Roads Phase 1

Private internal roads at a 20-foot driving width, gravel-surfaced, designed for two-way travel and emergency-apparatus access with turnarounds. Access to the property is taken from County Road 11 under a County driveway permit rather than directly from State Highway 24.

Walking Paths Phase 1

Compacted stone and gravel pedestrian paths linking the parking areas to the ceremony sites and banquet areas, graded for accessible routes where the terrain allows.

Water Storage Tank Pad Phase 1

A prepared, level pad with truck access carrying the above-ground potable water storage tank that serves Phase 1. It is an unoccupied utility pad; there is no well and no pump house.

Grand Entryway Phase 2

An arrival marker at the entrance drive on a foundation of approximately 6 by 10 feet, about 4 feet deep, set between low stone piers at the head of the drive. A decorative, non-occupied feature.

Earth Walls 1 and 2 Phase 2

Two low retaining and screening walls, approximately 50 feet and 70 feet long and about 2 feet thick, standing up to 7 feet high on a shallow trench with pilings. They screen parking and service areas from ceremony sightlines and help contain event sound.

Helipad Phase 1

A single private-use landing area on open prairie: a landing circle of approximately 25 feet with fieldstone backfill, within a graded area of approximately 40 feet in diameter. For occasional guest and vendor arrivals and for emergency medical access. No fuel storage, no hangar, no maintenance facility and no commercial or scheduled operations.

Hot Springs — Nine Soaking Pools Phase 3

Nine artificial (constructed) soaking pools, each approximately 16 feet across and about 4 feet deep, set into terraced ground and screened from one another for privacy. They are built basins, not a natural geothermal spring. They are private guest amenities rather than a public swimming facility, though guests may pay for use.

Obsidian Grove Phase 4

A sculptural grove of dark standing stones set on miniature art foundations of approximately 3 by 3 feet at about 4 feet deep, with associated grading and connecting walking paths. It is a landscape feature and a quiet walking destination rather than a ceremony site: no seating is set there, no ceremonies are booked in it, and it carries no roof, no enclosure and no utilities. It is placed in Phase 4 alongside the other stone-setting work.

Geodesic Dome Cabins Phase 4

Five geodesic dome cabins on graded pads of approximately 15 feet in diameter, every unit under 200 square feet, each a permanent hard-sided cabin on a permanent footing with its own toilet, sink and shower inside the unit. Sited along a hillside bench below the ridgeline so they do not break the skyline, and connected by walking path to the nearest parking area. They are the only guest-occupied structures anywhere in this application.

SECTION 4**Phasing Plan**

The project is built in four sequential phases; each later phase depends on the infrastructure of the one before it. The owner states water and wastewater conservatively at each stage, without assuming any approval that has not yet been granted.

Phase	What Is Built	Water / Wastewater
Phase 1	Internal roads and walking paths, Parking Lot 1, the Artemis Altar, Banquet Area 1, Athena's Landing and owl statue, Momo's Grange, the helipad, the water storage tank pad	Hauled water only, to an above-ground storage tank. Pump-out (vault) toilets only. No well, no septic system.
Phase 2	Grand Entryway, Parking Lots 2, 3 and 4, the Moonlight Altar, Banquet Area 2, Earth Walls 1 and 2	Commercial septic (OWTS) system, plus a well operating under a State-approved augmentation plan.
Phase 3	Hot springs — nine artificial (constructed) soaking pools, each about 16 feet across and 4 feet deep, terraced	Pools filled and topped primarily by licensed hauled water, with insulated covers and wind screening to limit evaporation; sanitary service from the Phase 2 system.
Phase 4	Miracle Cathedral, Luna's Aerie, Obsidian Grove, and five geodesic dome cabins each under 200 square feet	Served by the Phase 2 well and septic system.

Phases are sequential. No phase opens to guests ahead of the infrastructure it depends on, and Phase 3 and Phase 4 do not open before the Phase 2 well, augmentation plan and septic system are permitted, built and accepted.

SECTION 5

Infrastructure and Regulatory Notes

Water and Wastewater

Phase 1 operates with managed water and wastewater service: licensed hauled water held in an above-ground tank on a prepared pad and pump-out (vault) toilets — no well and no septic system are constructed until Phase 2. Water comes from a licensed hauler from an approved source, and hand-washing stations are supplied from the same tank. All Phase 1 wastewater is pumped and hauled off site to a permitted disposal facility; there is no soil absorption of any wastewater in Phase 1. Phase 2 replaces that service with a commercial septic (OWTS) system, designed by a Colorado-licensed engineer, sized to peak design flow and permitted through Park County Environmental Health after soil and percolation testing, together with a well operating under a State-approved augmentation plan. A commercial well of this kind is not exempt: it requires a permit from the Colorado Division of Water Resources, and because the basin is over-appropriated its depletions must be offset. Rather than pursue a plan through Water Court, the owner intends to join the existing blanket augmentation plan operated by the Headwater Authority of the South Platte, under which augmentation water for commercial use is leased annually. No well is drilled and no septic is built until both are permitted; the hot springs (Phase 3) and dome cabins (Phase 4) are served by that Phase 2 infrastructure and do not open before it is in place.

Event Size and Capacity

Park County already sets the standard for how many people may attend an event on this land, and it is a facilities-based standard rather than a fixed number. Land Use Regulation 5-707(G)(2)(e) provides that “The size of outdoor event shall be limited to the number of people for which the facilities are designed and approved to accommodate, and provisions shall be made to prevent people in excess of the maximum permissible number from gaining access to the group gathering area.” The Estate adopts that standard directly. For any given event, attendance is set by the facilities actually provided for it: the sanitation fixtures supplied for that guest number, the parking available, safe access and egress, and the assemblage area itself, which under 5-707(G)(2)(a) is figured at not less than 20 square feet per person for daytime assemblage and 40 square feet per person where guests stay overnight. The Estate will provide the means required by 5-707(G)(2)(e) to keep attendance within the number the facilities for that event support. This narrative therefore does not propose a fixed numeric occupancy limit, either for the venue as a whole or for any individual ceremony site, and the owner respectfully asks that none be written into the permit. The ceremony sites are described here by their character and setting; how many people any one of them holds on a given day follows from the facilities provided for that day.

Outdoor Event Permits

Separately from this Conditional Use Permit, Park County reviews individual outdoor events by size under LUR 5-707(C), counting everyone present at peak — guests, staff and vendors alike. An event of 150 people or fewer requires no outdoor event permit; 151 to 1,000 is handled by administrative review on at least 90 days’ notice; 1,001 to 3,000 goes to the Planning Commission and the Board of County Commissioners on at least 120 days’ notice; and events over 3,000 are not allowed. The Estate will obtain the applicable outdoor event permit for any event that requires one. These thresholds are per-event permitting triggers, not a ceiling on the venue, and are recited here to confirm the owner understands the process — not to propose a limit on the use being applied for.

Restrooms at Events

Restrooms are brought to the ceremony sites for every event. Portable restroom units are set at the altars in use, are screened from ceremony sightlines and kept away from drainage paths, and are collected by the vendor at the close of the event. The Estate contracts a licensed third-party sanitation vendor, and additional units are rented for each event as needed so that the number of fixtures on site meets the County's required fixture count for the guest number being hosted. Sanitary facilities are provided in accordance with County and State regulations as required by LUR 5-707(G)(5)(a), with permitted portable units supplementing any permanent fixtures and scaled to each event under 5-707(G)(5)(e). Units are serviced and pumped by that licensed hauler, with waste transported off site to a permitted disposal facility. Restroom provision therefore scales with the size of the event rather than being fixed by a structure, and the same standard applies in every phase.

Tents and Temporary Structures

Where a couple wants a tent — for dining, for shade or for shelter at a reception — the tent is supplied and erected by a third-party tent-rental vendor, and that vendor obtains the County's tent permit in advance of the event. No permanent tent or membrane structure is proposed anywhere on the property; all tenting is temporary, event-specific and taken down afterward.

Hot Springs — Artificial Pools

The hot springs are artificial. They are nine constructed soaking pools built into terraced ground — not a natural geothermal spring, not a natural water feature and not a diversion of any surface water. Each pool is approximately 16 feet across at soaking rather than swimming depth. The pools are filled, and topped up through the season, primarily by licensed hauled water delivered to the site rather than by drawing on the Phase 2 well, so that the venue's well demand and augmentation obligation are not driven by the pools. Evaporation-control measures are designed in: an insulated cover over each pool whenever it is not in use, wind screening and terracing to shelter the water surface, and covers kept on overnight and out of season. Circulation, treatment and discharge are designed by a qualified engineer, and pool water is never discharged to the ground surface or to any watercourse — it is handled through the permitted wastewater system. Because guests may pay to use the pools, the Estate will obtain a written determination from the Colorado Department of Public Health and Environment as to whether they fall within the State's swimming pool and mineral bath regulation, and will comply with whatever licensing, plan review and inspection requirements CDPHE determines to apply before any pool opens. Signage, non-slip surfacing, lighting, depth markings, emergency egress and posted rules of use are provided at each pool cluster.

Helipad and Federal Notice

A single private-use landing area is proposed on open prairie for occasional guest arrivals and emergency medical access — no fuel storage, hangar or scheduled operations. Park County lists a helipad in the Agricultural zone as a Conditional Use on parcels of 35–160 acres, which is why it is included in this application; federally it is a matter of 90-day notice to the FAA under 14 CFR Part 157 (Form 7480-1), not approval — the regulation states that FAA determinations are advisory only — so the County's review here is the operative permit. The Colorado Division of Aeronautics is non-regulatory and issues no state heliport permit.

Sound Mitigation and Neighbor Compatibility

Sound management is designed into the landscape itself. The venue’s principal event features are deliberately sunken or excavated — set into hillsides or cut below the surrounding grade — and the planned stone walls that ring them are arranged so that amplified sound and music project upward toward the open sky rather than sideways across the prairie. The effect is to contain event noise within each feature, minimizing the sound that reaches surrounding properties. Amplified sound ceases at the hour the County sets as a condition, and the owner will accept a specific quiet-hours condition on this permit.

Overnight Lodging — Dome Cabins: Hotel, Motel or Inn Classification

Park County’s Land Use Regulations define “Hotel, Motel or Inn” as “a commercial establishment with guest bedrooms or cabins with access to full-service bathrooms and operated for lodging and overnight accommodation for transient guests on a rental or fee basis.”

That is the correct category for the five dome cabins, and it is the classification the owner requests under this Conditional Use Permit. It is not a Short-Term Rental license: Park County’s Short-Term Rental Ordinance (No. 2026-001, effective 19 July 2026) issues no more than one STR License per property, lot or parcel (Section 7.A) and attaches each license to a single STR Unit (Sections 4.A and 4.C), so it cannot cover five separately-rented units on one property; and its scope provision (Section 3) expressly excludes “lodging services such as hotels, motels, lodges or bed and breakfast establishments,” confirming that lodging of this kind is reviewed under the Land Use Regulations rather than the STR program. It is not a campground: each dome is a permanent, hard-sided cabin on a permanent footing with its own private bathroom and shower inside the unit, meeting the “access to full-service bathrooms” standard above. No cabin will be advertised or let before this classification is approved.

SECTION 6

Operations, Neighborhood Compatibility and Excavation Status

The following commitments describe how the venue intends to operate. The owner offers them as conditions the County may attach to the permit.

Topic	Commitment
Access and emergency access	All guest traffic enters from County Road 11 under a County driveway permit; no guest access is taken directly from State Highway 24. A 20-foot internal road width and maintained turnarounds are kept clear at all times for fire and emergency apparatus, and fire district review is welcomed.
Parking	All parking is on site, outside every right-of-way, on all-weather surfaces with drainage control, accessible stalls and emergency-vehicle turnaround. Guests do not park on the county road or its shoulder.
Restrooms and tents	Portable restrooms are set at the altars for every event, with additional third-party units rented to meet the County’s required fixture count for the guest number hosted. Any tent is supplied by a rental vendor who obtains the County’s tent permit in advance. See Section 5.

Topic	Commitment
Hours and noise	Amplified sound is directed inward and upward by the sunken design and the surrounding stone walls, and ceases at the hour the County sets as a condition. The owner will accept a specific quiet-hours condition.
Lighting	Warm, low-level, downward-directed and shielded lighting only, limited to paths, parking and gathering areas. No pole-mounted area lighting and no upward-directed display lighting; dark skies are part of what the venue sells.
Event size	Limited, per LUR 5-707(G)(2)(e), to the number of people for which the facilities provided for that event are designed and approved to accommodate — sanitation fixtures, parking, safe access and egress, and assemblage area at not less than 20 square feet per person — with provisions made to prevent access in excess of that number. No fixed numeric cap is proposed. Outdoor event permits are obtained per event under LUR 5-707(C).
Waste and food	Refuse is collected in covered wildlife-resistant containers and hauled off site by a licensed service after each event; no burning, no on-site disposal. Food is by licensed off-site caterers; no commercial kitchen is proposed.
Excavation	Site grading for the drive, parking, paths and ceremony-site bases is non-building excavation work, permitted separately and in parallel with this application under excavation permit US-CO093-B-2026-35730, with erosion and sediment control and a Drainage, Erosion and Sediment plan where one acre or more is disturbed. It is disclosed here for completeness, not for approval. Phase 2 septic excavation falls under the septic (OWTS) permit instead, and none begins before that permit issues; driveway construction awaits the County permit and preliminary inspection.
Fire, land and wildlife	No open ground fires; extinguishers at gathering points and compliance with fire restrictions in force. Disturbance stays inside the approved limits, weed management follows County requirements, and wildlife continues to use the undisturbed balance of the parcel.

CONCLUSION

Summary of the Request

The Alabaster Estate asks Park County to approve a Conditional Use Permit for a weddings and events venue on parcel R0047889. The venue is built almost entirely of open ground, set stone and gravel rather than of buildings. It opens on hauled water and pump-out toilets, with no well and no septic system, and does not grow beyond that until a commercial septic system and a well under a State-approved augmentation plan are permitted and built. The hot springs are artificial pools filled primarily by hauled water and covered against evaporation; they and the five dome cabins — proposed under a Hotel, Motel or Inn classification — follow only after that infrastructure exists, each carrying its own approval, which the owner will obtain before opening.

The owner has tried to be candid about what is not yet secured — the augmentation certificate, the well permit, the septic permit, the CDPHE determination on the pools and the Hotel, Motel or Inn approval for the cabins. No fixed occupancy number is proposed: event size is governed by the County's own facilities-based standard at LUR 5-707(G)(2)(e), with the applicable outdoor event permit obtained for each event that requires one. The request before the County is for the land use; the infrastructure approvals will each be earned on their own merits.

Prepared for Park County Department of Planning and Zoning

The Alabaster Estate • Parcel R0047889 • Hartsel, Park County, Colorado • August 2026

SECTION 7

Site Plan Exhibit — Excavation and Grading

The exhibit below shows the excavation and grading plan for the parcel, including the access drive, parking areas, walking paths and graded ceremony-site locations.

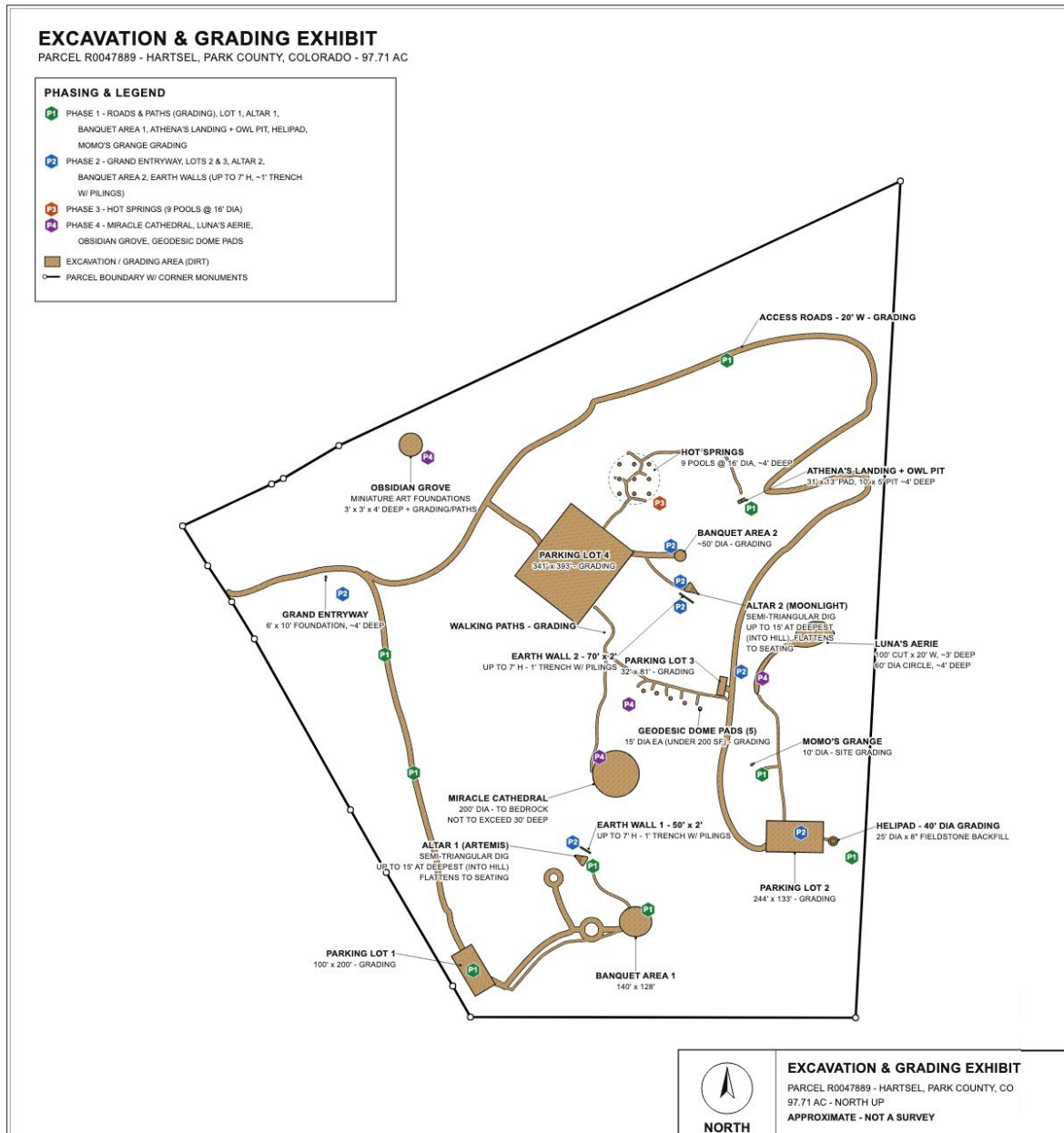


EXHIBIT A — EXCAVATION AND GRADING PLAN

SECTION 8

Photographic Exhibits — Combined Sheet

A representative image of each feature, ordered by construction phase. These are design renderings and site photographs provided to give the County a clear picture of the character and scale of each feature.

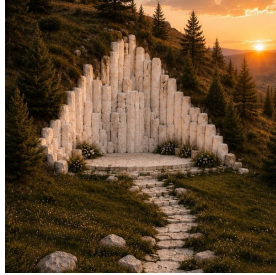


Image 1 — Phase 1: The Artemis Altar



Image 2 — Phase 1: Momo's Grange

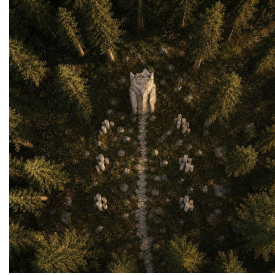


Image 3 — Phase 1: Athena's Landing



Image 4 — Phase 1: Banquet Area 1



Image 5 — Phase 1: Helipad

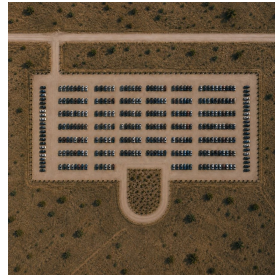


Image 6 — Phase 1: Parking and Internal Roads

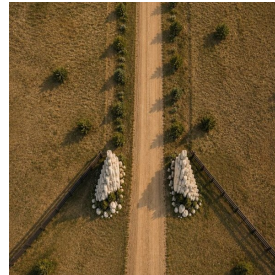


Image 7 — Phase 2: Grand Entryway



Image 8 — Phase 2: The Moonlight Altar



Image 9 — Phase 3: Hot Springs (artificial pools)



Image 10 — Phase 4: Miracle Cathedral

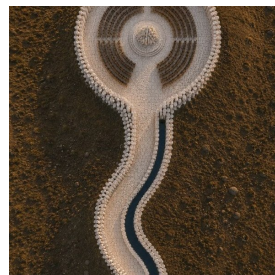


Image 11 — Phase 4: Luna's Aerie



Image 12 — Phase 4: Obsidian Grove



Image 13 — Phase 4: Geodesic Dome Cabins



Image 14 — Existing conditions: native prairie

Banquet Area 2, Earth Walls 1 and 2, the walking paths and the water storage tank pad are described in Section 3 and are shown on the site plan exhibit; no separate photograph of those features is included.