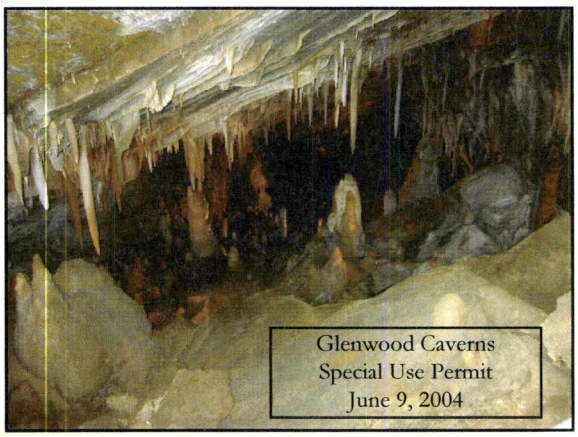
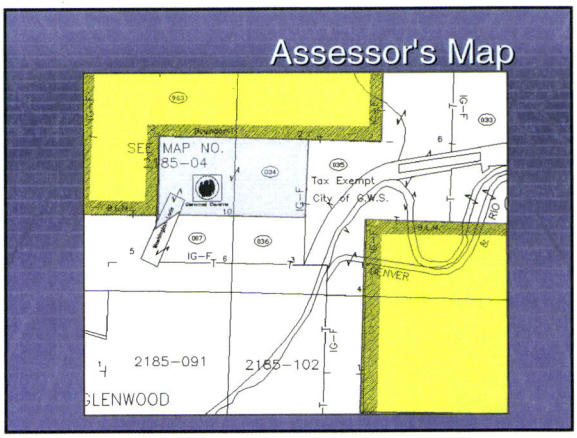
Exhibits for Public Hearing held on June 9, 2004

Exhibit Letter (A to Z)	Exhibit
A	Mail Receipts
B	Proof of Publication
C	Garfield County Zoning Regulations
D	Garfield County Comprehensive Plan of 2000
E	Application
F	Staff Memorandum
G	Letter from the Glenwood Springs Fire department dated 4/20/04
H	Email from the County Vegetation Manager dated 4/27/04
I	Letter from the City of Glenwood Springs dated 4/20/04
J	Letter from the Bureau of Land management dated 4/13/04
K	Letter from Lyle R. Moss dated 5/9/04
L	Parking Study completed by Walker Parking Consultants dated 5/504
Hand Out at Meeting	
M	Letter from the City of Glenwood Springs dated June 1, 2004

Presentation to P&Z on 6/9/04

(recom. approval 6 to 0).





Proposal Specifics

- Owner: POW
- Applicant: Steve Beckley
- Property Location: Iron Mountain
- Zoning: A/I
- Size: 78 acres
- Access: Gondola /Transfer Trail
- Water / Sewer: Glenwood Springs

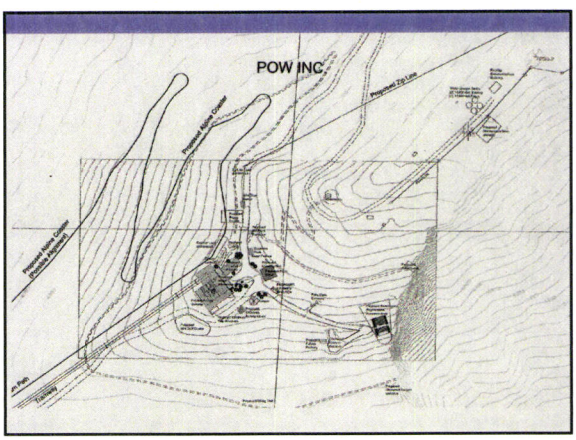
Proposal Specifics (cont.)

- Amend the Special Use Permit to allow for a phased expansion plan for the Glenwood Caverns Adventure Park
  - Performance Amphitheater;
  - Zip line;
  - Alpine Coaster;
  - Expand retail area of Visitor Center & improve and designate the top floor as a banquet facility;
  - Expanding Hours of Operation (6:30 AM to 11:30 PM Sunday through Thursday and 6:30 AM to 12:30 AM Friday and Saturday.);
  - Falconry;
  - Snack shop;
  - Giant swing;
  - Indian education center (teepee);
  - Photography Center; and
  - Climbing wall, movies, challenge (ropes) course, paragliding, mini golf, and snow shoe rentals.

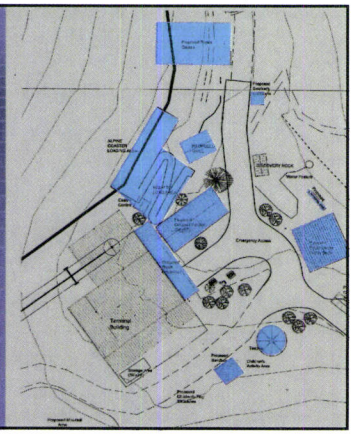
K

Proposal Specifics (cont.)

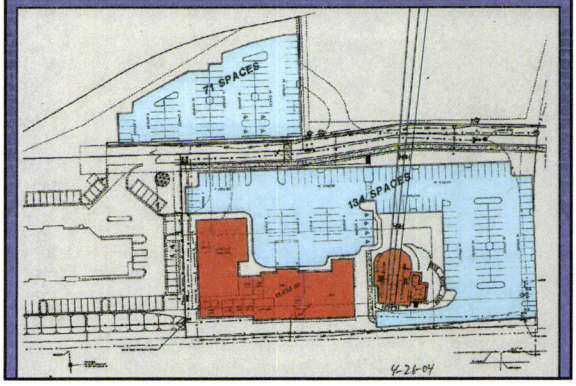
- Referred Application to:
  - City of Glenwood Springs
  - Glenwood Springs Fire Protection District
  - Bureau of Land Management
  - County Vegetation Management Director
- Board of County Commissioners referred the application to the Planning Commission for a recommendation



Caverns Plaza



Parking Lot in Glenwood



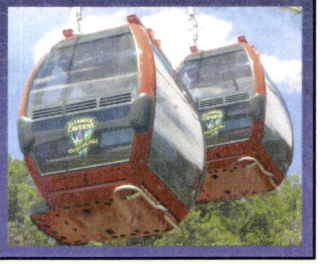
Property Tour



Water, sewer, gas

Access

- Visitor / employee access use 8 gondolas
- Parking at lower facility in Glenwood Springs (205 spaces)
- Parking Study (surplus of 24 spaces)



Property Tour



View of typical terrain near top of Iron Mountain

Property Tour



Approaching Main Structure

Property Tour



Second Floor of Structure proposed for banquet facility

Property Tour



Area for Alpine Coaster

Property Tour



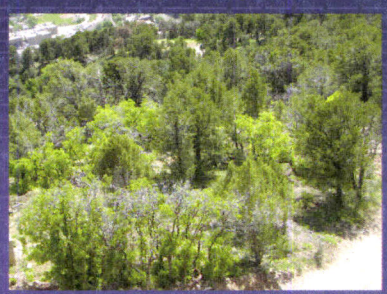
Area for Alpine Coaster

Property Tour



Area for Alpine Coaster

Property Tour



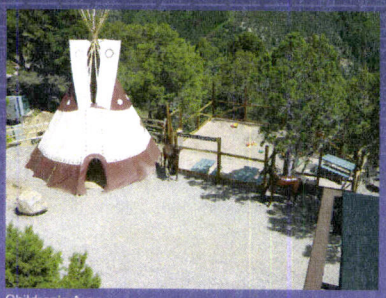
Area for Alpine Coaster

Property Tour



Area for miniature golf

Property Tour



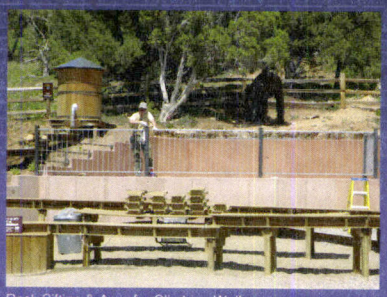
Children's Area

Property Tour



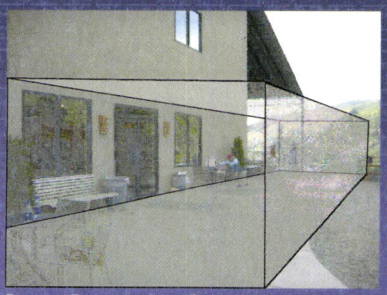
Snack Bar to be slightly relocated

Property Tour



Rock Sifting & Area for Climbing Wall

Property Tour



Proposed Expansion of the gift shop / visitor center

Property Tour



General View of Plaza

Property Tour



Proposed location for zip line

Property Tour



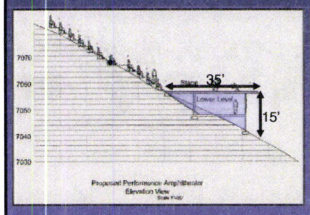
Ending point for zip line

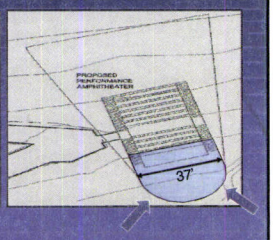
Property Tour



Walkway down to cave entrances and proposed amphitheater

Proposed Amphitheater





Property Tour



Main entrance and location to proposed amphitheater

Property Tour



Main entrance and location to proposed amphitheater

Property Tour



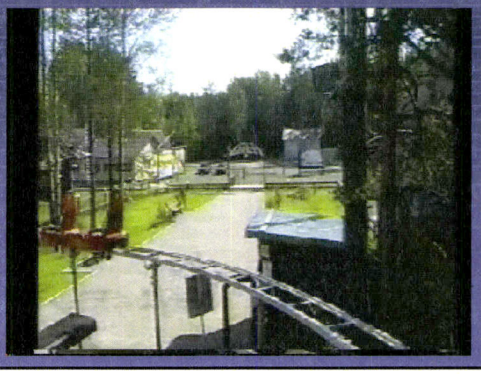
View towards Glenwood Springs from proposed amphitheater

Property Tour

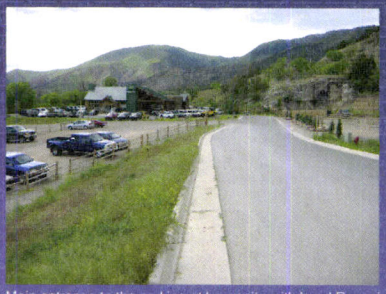


Mock-up of on-grade seating for the proposed amphitheater

Alpine Coaster



Property Tour



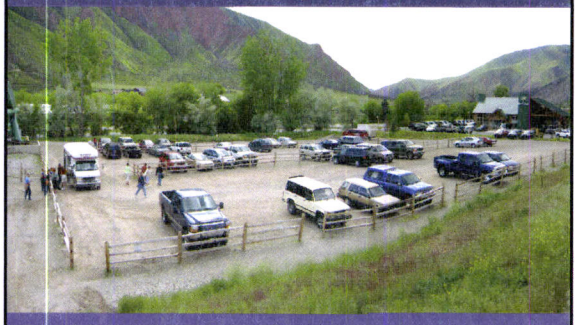
Main entrance to the parking at lower site with Land Rover in background

Property Tour



Recently improved parking (73 spaces)

Property Tour



Property Tour



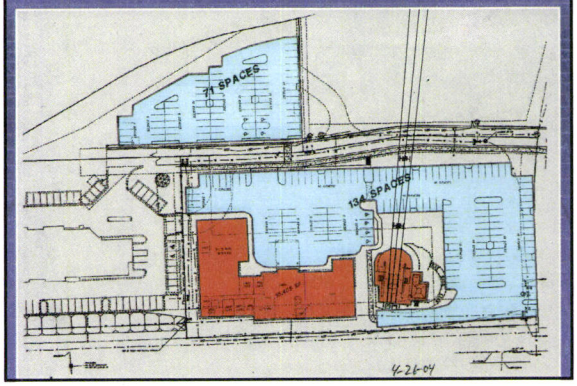
Main parking area for the Tram

Property Tour

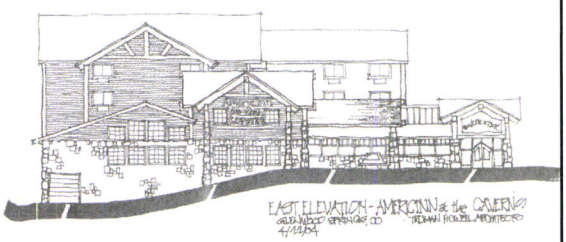


Main parking area for the Tram

Parking Lot in Glenwood

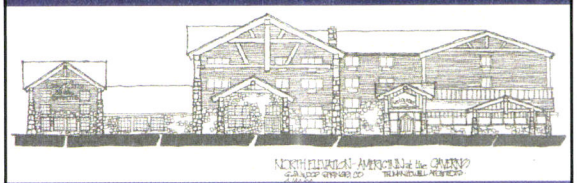


Property Tour



72 rooms / 5,000 sq. ft. restaurant

Property Tour



SUP Review Standards

1) *Utilities adequate to provide water and sanitation service based on accepted engineering standards and approved by the Board of County Commissioners shall either be in place or shall be constructed in conjunction with the proposed use.*

- *Water & sewer provided by City of Glenwood Springs (Pre-Annexation Agreement)*
- *Proposal has been reviewed by City Public Works Director*
- *Adding 38,000 gallons of additional water storage (double existing)*
- *Proposed leach field will need ISDS permit from County*
- *Utilities are adequate*

Review Standards

2) *Street improvements adequate to accommodate traffic volume generated by the proposed use and to provide safe, convenient access to the use shall either be in place or shall be constructed in conjunction with the proposed use.*

- *Expanded uses will not significantly increase traffic*
- *Adequate "Shared-Use" Parking proposed in Glenwood Springs (118-205 spaces)*

3) *Design of the proposed use is organized to minimize impact on and from adjacent uses of land through installation of screen fences or landscape materials on the periphery of the lot and by location of intensively utilized areas, access points, lighting and signs in such a manner as to protect established neighborhood character.*

- *Most of the proposed structures are screened behind main building*
- *Performance Amphitheater (visual / audio impacts)*
- *Alpine Coaster (route)*
- *Zip line / Ropes Course / Giant Swing (sky-lining of poles)*

Other Issues

Emergency Preparedness (Glenwood Fire Department)

- *Limited Access due to location (Tram vs. Transfer Trail)*
- *Fire protection measures for new uses (sprinkling and detector alarm systems)*
- *Stage some basic emergency medical and fire fighting equipment on site*

City of Glenwood Springs

- *Visual Impact (amphitheatre)*
- *Traffic / parking (City Property)*
- *Utilities (Water / Sewer / Electric)*
- *Concurrent City permits*

Bureau of Land Management

- *Any commercial use ("Outfitting / Guiding) into BLM area requires a SUP from the BLM*

Staff Recommendation

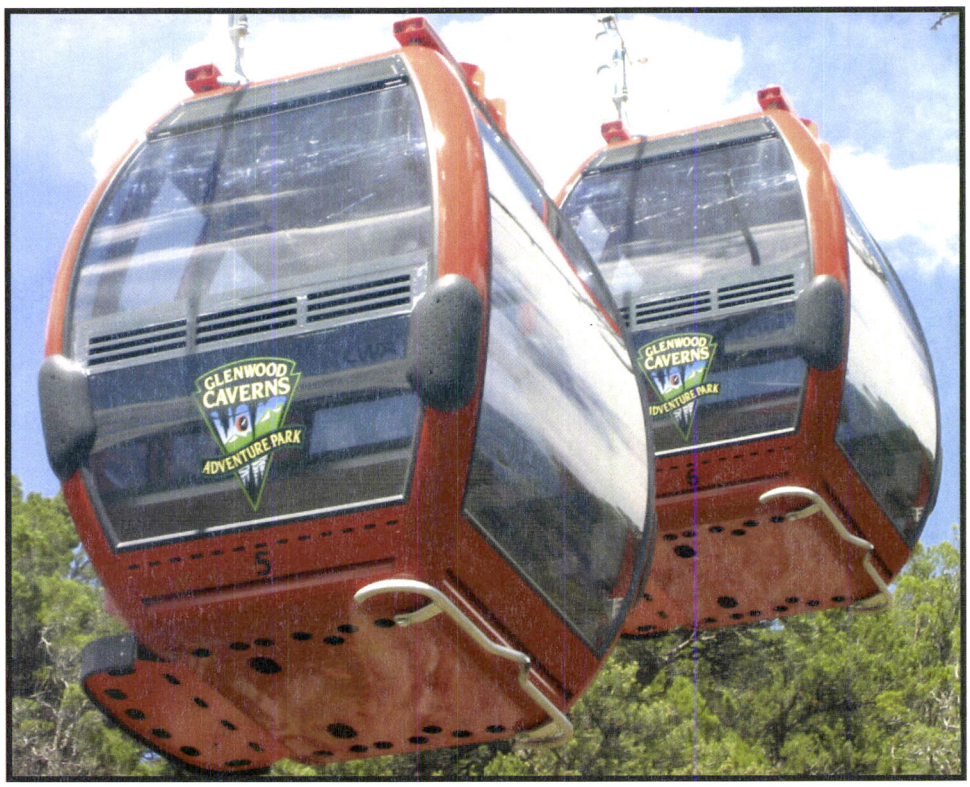
Staff recommends the Planning Commission recommend the Board of County Commissioners approve the request to amend the existing SUP with conditions found on Page 10.

EXHIBIT F

PC 06/09/04
FJ

PROJECT INFORMATION AND STAFF COMMENTS

REQUEST	Amended Special Use Permit to allow for a "Commercial/ Recreational Facility / Park"
APPLICANT	POW, Inc.
LOCATION	Glenwood Fairy Caves on Iron Mountain (approximately 0.5 miles North of the City of Glenwood Springs
SITE DATA	78.83 acre parcel; BLM land to the North and West of the property
ACCESS	Pulse Gondola / Transfer Trail
ZONING	Agricultural / Industrial (A/I)
SURROUNDING ZONING	Open Space (OS); City of Glenwood Springs



I. HISTORY / BACKGROUND

In 1999, the Board approved a Special Use Permit application for JMB Properties to allow for a Commercial Recreational Facility/ Park in the AI zone district. This approval granted the current use for the Glenwood Caverns and Historic Fairy Caves operation which is memorialized in Resolution 99-065. Subsequently, the Board approved amendments to the terms of that permit primarily for 1) the addition of the tramway to provide the main access to the upper site, 2) an extension of time to complete the upper building, and 3) change the method of sewage treatment from Individual Sewage Disposal System to the City of Glenwood Springs sewage system which allowed the restaurant to be expanded.

[As a matter of process, Staff presented this present proposal to the Board of County Commissioners which requested the proposal be referred to the Planning Commission in a public hearing for a recommendation. The proposal along with the Commission's recommendation will be considered by the Board on June 21, 2004.]

II. DESCRIPTION OF THE PROPOSAL

The Applicant proposes to amend the SUP by expanding the types of uses and hours of operation for patrons of the present operation in a phased development plan over the course of the next 4 years to 2008. All activities are proposed to be located at or near the existing Caverns site (the upper site). No expansion of uses is proposed for the lower site in Two Rivers Park in Glenwood Springs where the tram departs.

Specifically, the proposed uses include: snack shop, banquet facility on the top floor of the existing visitor' center / restaurant, an expansion of the visitor' center / restaurant, performance amphitheatre, falconry, alpine coaster, zip line, giant swing, Indian education center (teepee), photography studio, climbing wall, movies, challenge (ropes) course, paragliding, mini golf, and snow shoe rentals. The new hours of operation are proposed as between 6:30 AM to 11:30 PM Sunday through Thursday and 6:30 AM to 12:30 AM Friday and Saturday. The proposed expansion is sought to provide more on site activities to occupy patrons as they wait for their cave tours to start.

III. GENERAL SITE DESCRIPTION

The project spans two jurisdictions with the base tram building and associated parking located in the City of Glenwood Springs (lower site) and the caverns, associated existing improvements (restaurant / visitor's center, interpretive activities, etc.), as well as all of the proposed uses occurring in Garfield County (upper site). The upper site is located on a 78 acre tract on Iron Mountain that overlooks the City of Glenwood Springs. It is surrounded by BLM land to the North and West of the property and adjacent to the City of Glenwood Springs to the east. Generally, the property can be characterized as containing steep slopes covered primarily with thick oak brush and stands of pinion pine. Much of the property that has been developed on the upper site sits on a small bench that is relatively flat.

IV. REFERRALS

Staff referred the application out to the following review agencies and or County Departments:

a. Glenwood Springs Fire Protection District: (***Exhibit G***)

General overview on access

This project presents some special challenges to fire and emergency medical personnel. The challenges are presented by the location of the proposed adventure park not that their needs for these services are any different than people in the rest of Glenwood Springs Fire Protection District.

Transfer Trail, the road to the site is not very emergency vehicle user friendly in the summer months. During the other three seasons of the year, it may or may not be in usable condition for emergency vehicles. When the road is passable, it is not designed for a rapid ascent or descent by emergency vehicles and personnel.

The gondola is the quickest transportation to the site for emergency medical personnel responding to a medical emergency. During business hours, however it can be shutdown by high winds, electrical storms, and other extreme weather conditions. The above statement covers the main challenge to fire and emergency medical personnel responding to a call for services to the Glenwood caverns Adventure Park.

Specific Comments on the planned development:

1. *Given the access challenges described above, the applicants will need to expand on their existing emergency response plans. The expanded plans shall be developed in cooperation with the Glenwood Springs Fire Department.*

2. *A fire suppression system shall be installed over food cooking units, if units are installed in the proposed outdoor grill.*

3. *The existing fire alarm/detection system in the visitor center may need to be expanded into the new proposed buildings to give them coverage.*

4. *The current on-site dirt roads shall be improved so small emergency vehicles can use them, i.e. ambulances, small rescue trucks and fire engines.*

5. *Design and construct emergency vehicle access to the bottom of the Alpine Coaster track.*

6. *The amount of water storage on site may need to be increased to meet increased fire flow and domestic demands.*

7. *The 980 square foot expansion to the existing visitor center will require the extension of the fire sprinkler system into this space. A hydraulic calculation will needed to be done for the expanded system to see if the current on-site water supply can support the larger fire sprinkler system and increased domestic water needs.*

8. *The fire alarm/detection system in the present visitor center will need to be expanded to give coverage in the 980 square foot addition to the building.*

9. *Automatic fire suppression systems may need to be installed in some of the proposed new buildings. This will depend on the construction, type of use and occupant loads.*

10. *A revised wildland fire hazard fuels reduction plan will need to be designed and implemented to reduce the wildland fire threat to these buildings and a fire in them starting a wildland fire.*

11. *With the delay in response caused by poor access to the site, the applicants may want to stage some basic emergency medical and fire fighting equipment on site. If the gondola is operating, emergency responders can use it and the equipment on site to start mitigating the incident while their vehicles drive up the Transfer Trail to the site, If they choose to do this they shall work with the Glenwood Springs Fire District to get direction on what supplies to stage on site.*

12. *The Applicant shall improve the management of parking at base lot in Glenwood Springs so emergency vehicle access is not impeded by parked vehicles. This plan is to be reviewed and approved by the Glenwood Springs Fire Department.*

13. *To support planning, the Glenwood Springs Fire Department recommends the phasing schedule dates for the development be more precise. The submitted phasing schedule is vague because of the phrase "prior to".*

14. *The paved road down to the amphitheater shall be a minimum of l0 feet wide, unobstructed by tree limbs or man made structures.*

15. *The hammer head emergency vehicle turnaround on the east side of the visitor center shall be kept free of obstructions at all times, day and night.*

16. *Materials used for any canopies or tents on site shall be flame resistant.*

b. County Vegetation Management Director: (***Exhibit H***)

c. City of Glenwood Springs: (***Exhibit I***)

We have reviewed the application transmitted for the proposed expansion of the Glenwood Caverns Adventure Park. While the Caverns has been an economic boon and a favorably received tourist amenity, the City of Glenwood Springs is the "downstream" recipient of many of the impacts of this facility. We have several concerns regarding the proposed expansion that we hope will be addressed in your review.

1) The proposed expansion includes a number of site modifications that will be potentially visible from the City. The City's Comprehensive Plan speaks to the protection of the City's hillsides, both from an aesthetic and public safety perspective. The untrammeled hillsides are a defining character of the community. Because of their importance, the City is

concerned over the potential impacts of the proposal. With the plan documents included in the application, it is difficult to assess the visual impacts that might occur. We encourage you to require of the applicants accurate visual simulations of the site with the improvements as a component of the application and provide the City with an opportunity to review these materials prior to passing judgment on the application.

2) As the utility provider for the water, wastewater and electric, we would request that information be provided as to the additional demands generated by the proposed expansion.

3) The traffic study included in the application fails to clearly project traffic generation and circulation impacts at the base area. Furthermore, it does not attempt to quantify the potential increase in vehicular activity as a direct result of the proposed expansion. We would request that a more detailed and accurate traffic study be conducted that addresses existing and proposed impacts to the City as a result of the expansion.

4) Relevant to the traffic demand study, a parking analysis should be prepared for the proposed expansion. The base area currently has inadequate parking facilities to service its peak demands. Furthermore, the temporary parking facility constructed on Lot #5 has never been completed and as a result is inoperable. This issue should be addressed and the City should be provided an opportunity to comment, prior to any action on the item.

5) The proposed modifications to the facility represent substantial modifications to the original special use permit and development permit approved by the City. As a result, the applicants will be required to modify their existing permits with the City. We ask you to honor this obligation and memorialize it in your record of action.

d. Bureau of Land Management: (***Exhibit J***)
The BLM notes that the Applicant proposes outfitting as a use that most likely will occur on public lands. Any commercial use requires a special use permit from the BLM.

V. GARFIELD COUNTY ZONING RESOLUTION

As required in the County's Zoning Resolution, special uses shall adequately address the following three review criteria:

(1) Utilities adequate to provide water and sanitation service based on accepted engineering standards and approved by the Board of County Commissioners shall either be in place or shall be constructed in conjunction with the proposed use;

Staff Response
Water and sewer service are presently provided to the uses on the property from City of Glenwood Springs as a result of the Pre-annexation Agreement with the City of Glenwood Springs. These utilities primarily support the 1,800 sq. ft. full-service restaurant / banquet facility and public bathrooms in the visitors' center, and minimal educational activities such as the gemstone sluice mining.

Regarding water supply, the system includes a tap and pumping station at the base tram building that pumps water up a line that hangs on the gondola towers to two 17,000 gallon tanks near the top of Iron Mountain. The Application proposes to add two more 17,000 gallon tanks with this proposal. Total of 68,000 gallons.

Regarding the existing wastewater system, the City presently accepts wastewater from the visitor center/restaurant via a sewage line that hangs from the gondola towers. Specifically, the wastewater from the visitor center filters into a 1500 gallon grease trap, then into two 2500 gallon septic tanks with baffles, then into a 7000 gallon effluent storage tank and is then pumped into a line that feeds directly into the City's wastewater treatment facility.

While these utilities are presently in place and serving the uses, the Applicant also proposes to install a leach field at the upper site because during the winter months, the temperature is too cold to pump wastewater to the City's treatment facility. High Country Engineering has designed a 2000 gallon capacity leach field to accommodate flows during these times which have been estimated to be only 1,400 gallons per day. The Applicant will need to obtain the proper permits from the County Building Department for the ISDS / leach field system so that it is constructed within the parameters of the Colorado Department of Public Health and Environment regulations.

The Applicant recently discussed the proposal with Robin Millyard, the Director of Public Works for the City of Glenwood Springs Robin who did not have any concerns except that he wished to see the "as-built drawings" for any new utilities that are installed at the upper tram site. Staff suggests the Board require this request as a condition of approval. Based on the forgoing, Staff finds the project has adequate utilities adequate to provide water and sanitation service for the proposed and existing uses.

(2) *Street improvements adequate to accommodate traffic volume generated by the proposed use and to provide safe, convenient access to the use shall either be in place or shall be constructed in conjunction with the proposed use;*

The existing and proposed uses that generate traffic are all concentrated at the upper site by the caves. Parking (118 spaces) for the existing uses is presently located at the lower tram site in Two Rivers Plaza in Glenwood Springs. Visitor and employee access to the upper site is primarily provided by the Tram. The site can also be accessed by the Transfer Trail which historically provided sole access prior to the construction of the Tram. However, the present approvals require that the Transfer Trail be used only be limited deliveries and to transport guests / visitors via bus or van when weather prohibits use of the Tram. Public access to the upper site is prohibited and is also controlled by an automatic gate.

While the parking area is not located in Garfield County, the proposal is unique, in that, the proposed use straddles two jurisdictions; County and City Planning Staff find that the Applicant needs to demonstrate that adequate parking exists to handle the uses in the County.

In general, Staff finds that the proposed additional uses to the upper site will not necessarily be destination activities alone where visitors will ride up the Tram just to ride the alpine coaster or climb the rock wall with the exception of the amphitheater which could serve as its own destination outside of the caverns activities.

To this end, the Applicant supplied a Traffic Study conducted by High Country Engineering on June 23, 2003 (located in the application binder) as well as a Parking Study completed by Walker Parking Consultants on May 5, 2004 (see Exhibit L). The parking study is of particular importance because it addresses the parking requirements of a proposed 72-room hotel / 5,000 sq. ft. restaurant which are to be shared with the Tram parking lot in Two Rivers Plaza. Their analysis ultimately indicated that based on the general assumption that the visitors to the Caverns attraction will arrive via a variety of transportation modes such as walking / shuttles from surrounding motel / hotels in the close vicinity, arriving via large tour buses / vans, or driving personal cars. In addition, the parking lot demand will shift during different times of the day and days of the week to accommodate the mixed uses proposed at the lower site (hotel / restaurant / Tram load-out facility).

Shared use

So, based on upper site peak occupancy of 450 visitors, the analysis assumes vehicles bringing the visitors average 2.2 persons per car requiring 200 spaces. If 30% of the visitors arrive via foot / hotel shuttle and 10% arrive via tour bus / van, the cars arriving are further reduced to 120. The development proposal for parking the visitors of the caverns activities located at the upper site provides 205 spaces which can also accommodate the parking demand for the hotel development proposal in the City of Glenwood Springs and leaves an excess of 24 spaces according to the Walker analysis. It is assumed that peak usage of the parking lot for the caverns is a summer weekend afternoon and the peak usage of the parking lot for the hotel / restaurant is weekend night. As a result, the 205 spaces (on Lots 1, 3 and 4 of the Two Rivers Plaza) appear to be able to accommodate both uses at their peak demand.

The parking demands that could be generated from the proposed amphitheater (100 to 400 seats) represent the only use that is not specifically addressed in the parking analysis. However, Staff finds that it appears the parking capacity could handle these vehicles because the day / afternoon peak demand for the caverns would have dissipated allowing for additional spaces for an evening concert event. Staff suggests the Board require a scheduling plan for large end-destination events at the amphitheater so that parking at the lower site does not become an issue.

(3) *Design of the proposed use is organized to minimize impact on and from adjacent uses of land through installation of screen fences or landscape materials on the periphery of the lot and by location of intensively utilized areas, access points, lighting and signs in such a manner as to protect established neighborhood character;*

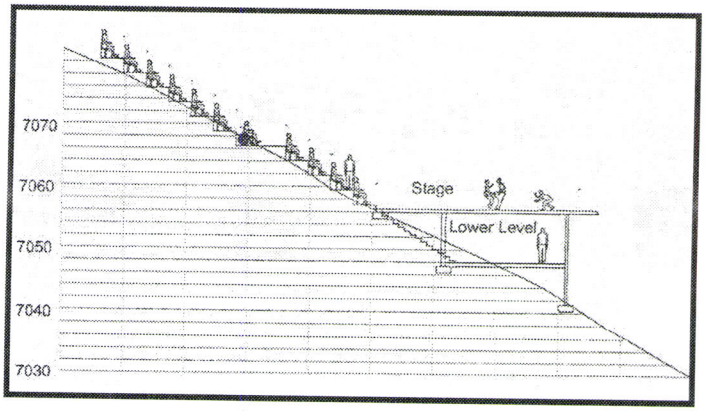
With the exception of the Tram and Tram building at the lower site, all the existing and proposed structures are located at the upper site which include the Tram (and their associated towers up the hillside), the visitor center / restaurant building as seen from Glenwood Springs. As originally constructed, the profile of the tramway was designed so that the gondolas would pass above the existing trees, minimizing the visual and physical impact to the hillside. The building was constructed along the slope of the hillside and is partially

screened by surrounding vegetation and painted with earth tones, and the tramway towers would achieve a grayish tone to reduce glare. The interior of the gondolas and the Tram towers are not lighted. The only lighting that will be used on the site will be low level surface lighting at the building.

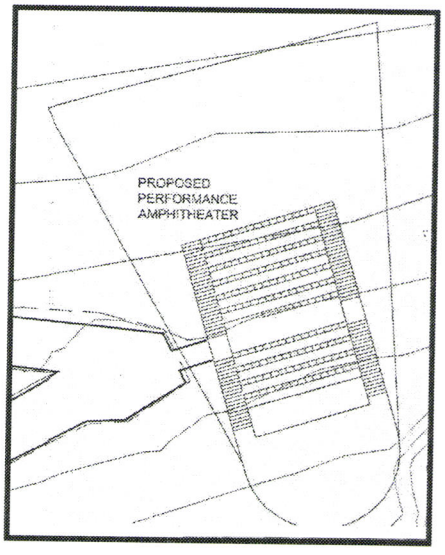
New structures to be constructed in the proposed expansion of the caverns activities include: snack shop, banquet facility on the top floor of the existing visitor' center / restaurant, an expansion of the visitor' center / restaurant, performance amphitheatre, falconry, alpine coaster, zip line, giant swing, Indian education center (teepee), photography studio, climbing wall, movies, challenge (ropes) course, paragliding, mini golf, and snow shoe rentals. The majority of these uses will not be visible from Glenwood Springs because of the undulating topography, dense vegetative cover of pinion pine and oak brush, and their location behind the existing visitors' center / restaurant. However, Staff is somewhat concerned with the potential visual impacts from the performance amphitheatre and the alpine coaster.

Performance Amphitheatre

This structure is designed as on-grade concrete seating area with a two level stage that is located due east of the lower caverns entrance. The profile is shown in the illustration to the right. The proposal is for 100 seats with the ability to expand to 400 seats. As shown, the footprint will be approximately 3,200 sq. ft. which would be expanded to approximately 8,200 sq. ft. with 400 seats are completed.



As the illustration in plan view to the right shows, the distance from the stage to the top row of seats is 80 feet and a width of 40 feet. This is a sizable structure and will be somewhat visible from portions of Glenwood Springs. The City long range planner created a visual mock-up of the structure using Community Viz which basically determined that the structure, as viewed from the City will not be very visible due to the low (ground level) profile of the seating area which will be significantly screened by topography and existing vegetation. The portion that appears to be visible is the two-level stage which may be somewhat visible. Staff believes this could be minimized by architectural details that could break up the visible plane of the object and using colors that blend the structure into the hillside.



Arch. Feature Features / Screen Vegetation.

Alpine Coaster

This "coaster" may not be visible at all from any views in the City because of how it is constructed / located within the existing vegetation and along the contours of the hillside on the site. For example, there are several roads and trails in the same vicinity of the proposed route which cannot be seen at all from the City. The proposed route for the coaster will also make use of the similar corridors through the existing vegetation and along contours. The track will be mounted on footers with very little ground disturbance. The track will be elevated just above the ground by approximately 4 feet.

At present, the Applicant shows a "proposed route." Staff suggests the Applicant be required to provide the Planning Department with the finalized route when the Applicant intends to construct the coaster to ensure that any site disturbance and emergency access issues are addressed.

Other Structures

Other structures that may be visible will be the poles (less than 40 feet tall) that are associated with the giant swing, zip line, and ropes course. Staff suggests the Board require the materials for these structures be painted a color that will allow them to blend into the hillside.

Lighting

The night sky is an important amenity and should be preserved. As such, Staff suggests the Board require that all lighting be low level surface lighting that points down into the interior of the site at all times. The gondola cabins and individual tramway towers shall not be lighted. The Applicant shall provide low level lighting to be incorporated under the seats of the amphitheater that points downward and inward. All lighting for evening/ nighttime events on the amphitheater shall also point inward and downward towards the mountain.

Sound

The only use that may produce a large enough sound to impact adjacent properties is the amphitheater. Staff requested the Applicant provide an analysis of potential sound impacts that could be generated from the site. As a result, the application contains a sound / noise opinion (attachment F) completed by Tag Team Productions which basically indicates that "a concert performed at the proposed site with 2 or less 120dB(A) point sound sources would not be heard on the valley floor." Additionally, "given that a major rock concert is capable of producing 120 dB(A) it is very unlikely that the sound level for this venue would be at such a level due to the small nature of the venue and close proximity of the listener." Staff would also note as a general notion that sound will project out and up rather than out and down.

VI. SUGGESTED FINDINGS

1. That proper public notice was provided as required for the hearing before the Planning Commission and the Board of County Commissioners.

2. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at that meeting.

3. That for the above stated and other reasons, the proposed special use permit is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of Garfield County.

4. That the application is in conformance with the Garfield County Zoning Resolution of 1978, as amended.

VII. RECOMMENDATION

Staff recommends the Planning Commission recommend approval to the Board of County Commissioners for the special use permit, with the following conditions:

1. That all representations made by the Applicant in the application and as testimony in the public hearing before the Board of County Commissioners shall be conditions of approval, unless specifically altered by the Board of County Commissioners.

2. This Special Use Permit approves the following operations:
   a. Hours of operation will be from 6:30 AM to 11:30 PM Sunday through Thursday and 6:30 AM to 12:30 AM Friday and Saturday;
   b. The tramway towers and cabins will not be lighted;
   c. Activities offered on the site will be cave tours, covered picnic area, nature trails, gemstone sluice mining, geode cutting, astronomy observatory area, fossil dig, snack shop, banquet facility on the top floor of the existing visitor' center / restaurant, an expansion of the visitor' center / restaurant, performance amphitheatre, falconry, alpine coaster, zip line, giant swing, Indian education center (teepee), photography studio, climbing wall, movies, challenge (ropes) course, paragliding, mini golf, and snow shoe rentals;
   d. Passenger gondolas shall continue to accommodate bikes;
   e. The ultimate build out capacity for the gondola is 36 gondola cars in 12 groups of 3 with each gondola car having a 6 passenger capacity;
   f. The Applicant shall be responsible for snow removal on 50% of the roadway width on Transfer Trail to provide for emergency access; and
   g. The passenger gondolas will be designed to be ADA accessible.

3. The Applicant shall continue to adhere to the following suggestions provided for by the Division of Wildlife in Sonia Marzec's referral letter dated April 16, 2002:
   a. There shall be no outside storage of any trash or garbage anywhere within the property, with the exception of bear-proof trash containers
   b. Refuse kept in non bear-proof containers should be kept within secure structures that are not likely to be broken into by bears
   c. There shall be no dumps or underground disposal of refuse on site
   d. Except for bird feeders, the feeding, baiting, salting, or other means of attracting wildlife to site is prohibited
   e. Bird feeders should be strategically placed to avoid being an enticement for bears
   f. Tourists and other users to the site should be made aware of the local wildlife community by utilizing information provided by the Division of Wildlife.

4. The Special Use Permit will last as long as the Applicant has possessory use of the access easements to the cave property.

5. Regarding fire protection and emergency services, the Applicant shall commit to the following conditions as designed by the Glenwood Springs Rural Fire District:

    a. If a grill is installed in the plaza it shall require a fire suppression system (Ansul);
    b. The expansion of the visitor's center shall require fire alarms/detection system and the expansion shall be required to be sprinkled. Before the expansion, the Applicant shall install additional water storage (two 17,000 gallons tanks adjacent to the existing water tanks). This will being the total water storage to 68,000 gallons;
    c. The new photo center/candy shop shall require fire alarms/detection system and the new building shall be sprinkled. Before the new building is built, additional water storage shall be required;
    d. The remaining smaller buildings (Grill, discovery rock, etc.) do not require fire alarms/detection or sprinkler systems;
    e. The alpine coaster shall be designed with a way to provide emergency vehicle access to the bottom of the coaster where the return begins;
    f. The hammer head turn in the plaza shall continue to be required to remain clear of obstructions at all times;
    g. The material on the top of the shade structure shall be required to be steel;
    h. The road to the amphitheater needs to be a minimum of 10 feet wide; and
    i. With the delay in response caused by poor access to the site, the Applicants shall be required to stage some basic emergency medical and fire fighting equipment on site. The Applicant shall work with the Glenwood Springs Fire District to get direction on what supplies to stage on site.

6. The Applicant shall obtain an ISDS permit from Garfield County for the proposed leach field.

7. At present, the Applicant shows a "proposed route" for the Alpine Coaster. Staff suggests the Applicant be required to provide the Planning Department with the finalized route when the Applicant intends to construct the coaster to ensure that any site disturbance and emergency access issues are addressed.

8. Any modifications of this approval by the Board of County Commissioners shall require a new Special Use Permit review.

9. All conditions set forth in Resolution 99-065 shall be rescinded once a Special Use Permit is issued.

10. The applicant must continue to maintain an operator's license from the Colorado Passenger Tramway Safety Board. The Applicant shall maintain a valid operator's license from the Colorado Tramway Safety Board throughout the life of the project. If the operator's license for the tramway is revoked by said Safety Board at any time, the Special Use Permit shall also be revoked. At any time during the life of the project the

County may ask the applicant to produce proof of a Colorado Passenger Tramway Safety Board license that is in good standing.

11. The Applicant shall submit "as-built drawings" for any new utilities that are installed at the upper tram site to the City of Glenwood Springs Public Works Department.

12. The Applicant shall adhere to the phasing schedule as submitted in the application. In the event it is anticipated that a particular phase cannot occur, the Applicant shall be required to return to the Board of County Commissioners to adjust the phasing schedule on their approval. It shall be the Applicant's responsibility to track their phasing schedule.

13. Prior to any plans for the expansion of the performance amphitheater, the Applicant shall submit plans and a new parking analysis to the Board of County Commissioners and the City of Glenwood Springs Planning Staff. In addition, the Applicant shall provide a general scheduling plan for large end-destination events at the amphitheater so that parking at the lower site does not become an issue. This plan shall be submitted prior to issuance of the Special Use Permit.

15. ~~14.~~ Prepare screening and activity details for amphitheater. (design to review input).

~~13.~~ Part of 18 cars

72 east end!

100± mt. — 50 spaces

} 122.

16.

— Comply w/ City Lighting.

14

6 to 0

January 4, 2004

Mr. Fred Jarman
Garfield County Planning
109 8th Street, Suite 303
Glenwood Springs, CO 81601

Dear Mr. Jarman:

Pursuant to our conversation last week, I have meet with Ron Biggers of the Glenwood Fire Department and Robin Millyard, the Glenwood Spring's engineer. We discussed the new proposal for Cavern's expansion on Iron Mountain.

I met with Ron Biggers on May 24, 2004 at the site and we reviewed the plans for expansion. The following is a summary of our conversation:

1. If a grill is installed in the plaza it would require a fire suppression system (Ansul)
2. The expansion of the visitor's center would require fire alarms/detection system and the expansion would need to be sprinkled. Before the expansion additional water storage would be required. The proposal would increase the water storage from 34,000 gallons to 68,000 gallons.
3. The new photo center/candy shop would require fire alarms/detection system and the new building would need to be sprinkled. Before the new building was built additional water storage would be required. The proposal would increase the water storage from 34,000 gallons to 68,000 gallons.
4. The remaining smaller buildings (Grill, discovery rock, etc.) would not require fire alarms/detection or sprinkler systems.
5. The alpine coaster should be designed with a way to access the bottom of the coaster.
6. The hammer head turn in the plaza would be required to remain clear of obstructions at all times.
7. The material on the top of the shade structure would be required to be steel.
8. The road to the amphitheater needs to be a minimum of 10 feet wide.

I met with Robin Millyard on May 25, 2004 and reviewed the water and sewer system for the expansion. Robin was happy with the new design and had only one request. He wanted as build drawings for any new utilities that are installed at the upper tram site.

If you have any questions please call me at 970 945 4228 ext 13.

Sincerely
Steve Beckley

GARFIELD COUNTY
Building & Planning Department
108 8th Street, Suite 201
Glenwood Springs, Colorado 81601
Telephone: 970.945.8212 Facsimile: 970.384.3470
www.garfield-county.com

RECEIVED
JAN 09 2004
GARFIELD COUNTY
BUILDING & PLANNING

Special Use Permit

GENERAL INFORMATION

(To be completed by the applicant.)

- Street Address / General Location of Property: GWS
  GLENWOOD CANYONS TOP of IRON MTN
- Legal Description: SECTION 3 & 4 TOWNSHIP 6 SOUTH RANGE 89W
- Existing Use & Size of Property in acres: TOURIST ATTRACTION 82 ACRES
- Description of Special Use Requested: ADD ADDITIONAL ATTRACTIONS TO THE PARK
- Zone District: A/I

- Name of Property Owner (Applicant): POW, INC
- Address: P 51000 TWO RIVERS PLAZA Rd Telephone: 9709454228
- City: GWS State: CO Zip Code: 81601 FAX: 9709452051

- Name of Owner's Representative, if any (Attorney, Planner, etc):
  STEVE BECKLEY
- Address: 0550 CANYON CREEK DR. Telephone: 9709458772
- City: GWS State: CO Zip Code: 81601 FAX: _____

STAFF USE ONLY

- Doc. No.: _____ Date Submitted: _____ TC Date: _____
- Planner: _____ Hearing Date: _____

I. APPLICATION SUBMITTAL REQUIREMENTS

As a minimum, specifically respond to all the following items below and attach any additional information to be submitted with this application:

1. Please submit, in narrative form, the nature and character of the Special Use requested. Submit plans and supporting information (i.e. letters from responsible agencies). Include specifications for the proposed use including, but not limited to, the hours of operation, the number and type of vehicles accessing the site on a daily, weekly and/or monthly basis, and the size and location of any existing and/or proposed structures that will be used in conjunction with the proposed use, and provisions for electric power service and any other proposed utility improvements. Be specific.

2. If you will be using water or will be treating wastewater in conjunction with the proposed use, please detail the amount of water that would be used and the type of wastewater treatment. If you will be utilizing well water, please attach a copy of the appropriate well permit and any other legal water supply information, including a water allotment contract or an approved water augmentation plan to demonstrate that you have legal and adequate water for the proposed use.

3. Submit a site plan /map drawn to scale that portrays the boundaries of the subject property, all existing and proposed structures on the property, and the County or State roadways within one (1) mile of your property. If you are proposing a new or expanded access onto a County or State roadway, submit a driveway or highway access permit.

4. Submit a vicinity map showing slope / topography of your property, for which a U.S.G.S. 1:24,000 scale quadrangle map will suffice.

5. Submit a copy of the appropriate portion of a Garfield County Assessor's Map showing all mineral rights owners of the subject property and public and private landowners adjacent to your property (which should be delineated). In additional, submit a list of all property owners and their addresses adjacent to or within 200 ft. of the site. This information can be obtained from the Assessor's Office.

6. Submit a copy of the deed and a legal description of the subject property.

7. If you are acting as an agent for the property owner, you must attach an acknowledgement from the property owner that you may act in his/her behalf.

8. Submit an statement that specifically responds to each of the following criteria from Section 5.03 of the Zoning Regulations:

   (1) Utilities adequate to provide water and sanitation service based on accepted engineering standards and approved by the Board of County Commissioners shall either be in place or shall be constructed in conjunction with the proposed use.

   (2) Street improvements adequate to accommodate traffic volume generated by the proposed use and to provide safe, convenient access to the use shall either be in place or shall be constructed in conjunction with the proposed use;

   (3) Design of the proposed use is organized to minimize impact on and from adjacent uses of land through installation of screen fences or landscape materials on the periphery of the lot and by location of intensively utilized areas, access points, lighting and signs in such a manner as to protect established neighborhood character;

9. Depending on the type of Special Use Permit requested, you may need to respond to additional review standards in the Garfield County Zoning Resolution Section 5.00 [Supplementary Regulations]. This may include uses such industrial uses [section 5.03.07 & 5.03.08], Accessory Dwelling Units [section 5.03.21], Utility line/Utility Substations, etc. Specific sections of the Zoning Resolution which can be located on the Garfield County web site at http://www.garfield-county.com/building_and_planning/index.htm, or information can be obtained from this office

10. A $400.00 Base Fee: Applicant shall sign the "Agreement for Payment" form and provide the fee with the application.

11. Submit 2 copies of this completed application form and all the required submittal materials to the Building and Planning Department. Staff will request additional copies once the Special Use Permit application has been deemed technically complete.

II. PROCEDURAL REQUIREMENTS

(The following steps outline how the Special Use Permit Application review process works in Garfield County.)

1. Submit this completed application form, base fee, and all supplemental information to the Garfield County Planning Department. It will be received and given to a Staff Planner who will review the application for technical completeness.

2. Once the application is deemed technically complete, the Staff Planner will send you a letter indicating the application is complete. In addition, Staff will also send you a "Public Notice Form(s)" indicating the time and date of your hearing before the Board of County Commissioners. Prior to the public hearing, Staff will provide you with a Staff Memorandum regarding your requested Special Use. (If Staff determines you application to be deficient, a letter will be sent to you indicating that additional information is needed to deem your application complete.)

3. It is solely the Applicant's responsibility to ensure proper noticing occurs regarding the requested Special Use and the public hearing. **If proper notice has not occurred, the public hearing will not occur**. Notice requirements are as follows:

    a. Notice by publication, including the name of the applicant, description of the subject lot, a description of the proposed special use and nature of the hearing, and the date, time and place for the hearing shall be given once in a newspaper of general circulation in that portion of the County in which the subject property is located at least thirty (30) but not more than sixty (60) days prior to the date of such hearing, and proof of publication shall be presented at hearing by the applicant.

    b. Notice by mail, containing information as described under paragraph (1) above, shall be mailed to all owners of record as shown in the County Assessor's Office of lots within two hundred feet (200') of the subject lot and to all owners of mineral interest in the subject property at least thirty (30) but not more than sixty (60) days prior to such hearing time by certified return receipt mail, and receipts shall be presented at the hearing by the applicant.

c. The site shall be posted such that the notice is clearly and conspicuously visible from a public right-of-way, with notice signs provided by the Planning Department. The posting must take place at least thirty (30) but not more than sixty (60) days prior to the hearing date and is the sole responsibility of the applicant to post the notice, and ensure that it remains posted until and during the date of the hearing.

4. The Applicant is required to appear before the Board of County Commissioners at the time and date of the public hearing at which time the Board will consider the request. In addition, the Applicant shall provide proof, at the hearing, that proper notice was provided.

5. Once the Board makes a decision regarding the Special Use request, Staff will provide the Applicant with a signed resolution memorializing the action taken by the Board. Following the Board's approval, this office will issue the Special Use Permit to the applicant. If the Board's approval includes specific conditions of approval to be met, this office will not issue the Official Special Use Permit certificate until the applicant has satisfied all conditions of approval. The Special Use Permit approval is not finalized until this office has issued the Official Special Use Permit certificate signed by the Chairman of the Board of County Commissioners.

I have read the statements above and have provided the required attached information which is correct and accurate to the best of my knowledge.

(Signature of applicant/owner)

GARFIELD COUNTY BUILDING AND PLANNING DEPARTMENT
FEE SCHEDULE

Garfield County, pursuant to Board of County Commissioners ("Board") Resolution No. 98-09, has established a fee structure ("Base Fee") for the processing of each type of subdivision and land use applications.

The Base Fee is an estimate of the average number of hours of staff time devoted to an application, multiplied by an hourly rate for the personnel involved. The Board recognized that the subdivision and land use application processing time will vary and that an applicant should pay for the total cost of the review which may require additional billing. Hourly rates based on the hourly salary, and fringe benefits costs of the respective positions combined with an hourly overhead cost for the office will be used to establish the actual cost of County staff time devoted to the review of a particular project.

Actual staff time spent will be charged against the Base Fee. After the Base Fee has been expended, the applicant will be billed based on actual staff hours accrued. Any billing shall be paid in full prior to final consideration of any land use permit, zoning amendment or subdivision plan. If an applicant has previously failed to pay application fees as required, no new or additional applications will be accepted for processing until the outstanding fees are paid.

Checks, including the appropriate Base Fee set forth below, must be submitted with each land use application, and made payable to the Garfield County Treasurer. Applications will not be accepted without the required application fee. Base Fees are non-refundable in full, unless a written request for withdraw from the applicant is submitted prior the initial review of the application materials.

Applications must include an Agreement for Payment Form ("Agreement") set forth below. The Agreement establishes the applicant as being responsible for payment of all costs associated with processing the application. The Agreement must be signed by the party responsible for payment and submitted with the application in order for it to be accepted.

The complete fee schedule for subdivision and land use applications is attached.

GARFIED COUNTY BUILDING AND PLANNING DEPARTMENT
BASE FEES

The following Base Fees shall be received by the County at the time of submittal of any procedural application to which such fees relate. Such Base Fees shall be in addition to and exclusive of any cost for publication or cost of consulting service determined necessary by the Board for the consideration of any application or additional County staff time or expense not covered by the Base Fee, which have not otherwise been paid by the applicant to the County prior to final action upon the application tendered to the County.

TYPE OF PROCEDURE	BASE FEE
Sketch Plan	$325
Preliminary Plan	$675 + application agency review fees and outside consultant review fees, as authorized pursuant to the Regulations, such as the Colorado Geologic Survey
Final Plat	$200
Amended Plat	$100
Exemption from the Definition of Subdivision (SB-35)	$300
Land Use Permits *(Special Use/Conditional Use Permits)*	
▪ Administrative/no public hearing	$250
▪ Board Public Hearing only	$400
▪ Planning Commission and Board review & hearing	$525
Zoning Amendments	
▪ Zone District map amendment	$450
▪ Zone District text amendment	$300
▪ Zone District map & text amendment	$500
▪ PUD Zone District & Text Amendment	$500
▪ PUD Zone District Text Amendment	$500
Board of Adjustment	
▪ Variance	$250
▪ Interpretation	$250
Planning Staff Hourly Rate	
▪ Planning Director	$50.50
▪ Senior Planner	$40.50
▪ Planning Technician	$33.75
▪ Secretary	$30
County Surveyor Review Fee *(includes review of Amended Plats, Final Plats, Exemption Plats)*	Determined by Surveyor$
Mylar Recording Fee	$11 – 1st page $10 each additional page

The following guidelines shall be used for the administration of the fee structure set forth above:

1. **All** applications shall be submitted with a signed Agreement for Payment form set forth below.

2. County staff shall keep accurate record of actual time required for the processing of each land use application, zoning amendment, or subdivision application. Any additional billing will occur commensurate with the additional costs incurred by the County as a result of having to take more time that that covered by the base fee.

3. Any billings shall be paid prior to final consideration of any land use permit, zoning amendment, or subdivision plan. All additional costs shall be paid to the execution of the written resolution confirming action on the application.

4. Final Plats, Amended or Corrected Plats, Exemption Plats or Permits will not be recorded or issued until all fees have been paid.

5. In the event that the Board determines that special expertise is needed to assist them in the review of a land use permit, zoning amendment, or subdivision application, such costs will be borne by the applicant and paid prior to the final consideration of the application. All additional costs shall be paid prior to the execution of the written resolution confirming action on the application.

6. If an application involves multiple reviews, the Applicant shall be charged the highest Base Fee listed above.

7. Types of "Procedures" not listed in the above chart will be charged at an hourly rate based on the pertinent planning staff rate listed above.

8. The Planning Director shall establish appropriate guidelines for the collection of Additional Billings as required.

9. This fee structure shall be revised annually as part of the County budget hearing process.

GARFIELD COUNTY BUILDING AND PLANNING DEPARTMENT

AGREEMENT FOR PAYMENT FORM

(Shall be submitted with application)

GARFIELD COUNTY (hereinafter COUNTY) and GLENWOOD TRAMWAY, LLC (hereinafter APPLICANT) agree as follows:

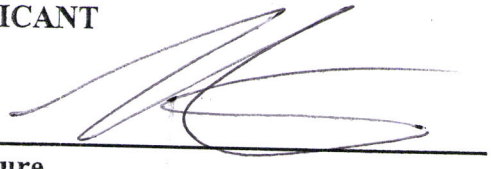
1. APPLICANT has submitted to COUNTY an application for ADDING ADDITIONAL ATTRACTIONS TO EXISTING PERMIT (hereinafter, THE PROJECT).

2. APPLICANT understands and agrees that Garfield County Resolution No. 98-09, as amended, establishes a fee schedule for each type of subdivision or land use review applications, and the guidelines for the administration of the fee structure.

3. APPLICANT and COUNTY agree that because of the size, nature or scope of the proposed project, it is not possible at this time to ascertain the full extent of the costs involved in processing the application. APPLICANT agrees to make payment of the Base Fee, established for the PROJECT, and to thereafter permit additional costs to be billed to APPLICANT. APPLICANT agrees to make additional payments upon notification by the COUNTY when they are necessary as costs are incurred.

4. The Base Fee shall be in addition to and exclusive of any cost for publication or cost of consulting service determined necessary by the Board of County Commissioners for the consideration of an application or additional COUNTY staff time or expense not covered by the Base Fee. If actual recorded costs exceed the initial Base Fee, APPLICANT shall pay additional billings to COUNTY to reimburse the COUNTY for the processing of the PROJECT mentioned above. APPLICANT acknowledges that all billing shall be paid prior to the final consideration by the COUNTY of any land use permit, zoning amendment, or subdivision plan.

APPLICANT



Signature

Date: 1/9/04

STEVE BECKLEY

Print Name

Mailing Address: 51000 TWO RIVERS PLAZA RD
GLENWOOD SPRINGS CO 81601

Garfield County
BUILDING & PLANNING DEPARTMENT

April 15, 2004

Steve Beckley
0550 Canyon Creek Drive
Glenwood Springs, Colorado 81601

Re: Glenwood Caverns Special Use Permit

Dear Steve,

As you are aware, on Monday, April 12, 2004, the Board of County Commissioners referred your Special Use Permit request for Glenwood Caverns to the Planning Commission in order to obtain their recommendation on your request. This requires that a public hearing be scheduled before the Planning Commission prior to the public hearing before the Board. This office has set the public hearing for the Planning Commission to occur on June 9, 2004 at 6:30 PM and the public hearing before the Board to occur on June 21, 2004 at 1:15 PM.

I have included the public notice forms with this letter which you are required to mail and publish according to the language below for both meetings. In addition, I have placed two completed poster signs for you to pick up at our office at the front counter. You will post this sign at the property according to the language below regarding posting notice. Please review the public notice requirements below carefully:

(1) Notice by publication, including the name of the applicant, description of the subject lot, a description of the proposed use and nature of the hearing, and the date, time and place for the hearing shall be given once in a newspaper of general circulation in that portion of the County in which the subject property is located at least thirty (30) but not more than sixty (60) days prior to the date of such hearing, and proof of publication shall be presented at hearing by the applicant.

(2) Notice by mail, containing information as described under paragraph (1) above, shall be mailed to all owners of record as shown in the County Assessor's Office of lots within two hundred feet (200') of the subject lot and to all owners of mineral interest in the subject property at least thirty (30) but not more than sixty (60) days prior to such hearing time by certified return receipt mail, and receipts shall be presented at the hearing by the applicant.

108 8th Street, Suite 201, Glenwood Springs, Colorado 81601
(970) 945-8212 (970) 285-7972 Fax: (970) 384-3470

PUBLIC NOTICE

TAKE NOTICE that POW, Inc represented by Steve Beckley has applied to the Board of County Commissioners, Garfield County, State of Colorado, to request a special use permit for the subject property. The Board referred the request to the Planning Commission for their recommendation in a public hearing for which this notice is required in connection with the following described property situated in the County of Garfield, State of Colorado; to-wit:

Legal Description: (See Exhibit A, attached)

Practical Description: The "Glenwood Caverns" situated atop Iron Mountain, just outside the City of Glenwood Springs

Purpose of Notice: The Building and Planning Department received a Special Use Permit (SUP) application from the owner of the Glenwood Caverns to amend their previous Special Use Permit in order to expand the types of uses and hours of operation for patrons of the present operation. All activities are proposed to be located at or near the existing Caverns site (the upper site). No expansion is proposed for the lower site in Glenwood Springs where the tram departs. The proposed expansion is sought to provide more on site activities to occupy patrons as they wait for their cave tours to start.

Specifically, the expanded uses include: snack shop, banquet facility on the top floor of the existing building, performance amphitheatre, falconry, alpine coaster, zip line, giant swing, Indian education center (teepee) photography studio, climbing wall, movies, challenge (ropes) course, paragliding, mini golf, and snow shoe rentals. The Applicant proposes to phase the implementation of these activities over the next 4 years to 2008. The new hours of operation are proposed as between 6:30 AM to 11:30 PM Sunday through Thursday and 6:30 AM to 12:30 AM Friday and Saturday.

All persons affected by the proposed special use permit are invited to appear and state their views, protests or support. If you can not appear personally at such hearing, then you are urged to state your views by letter, as the Board of County Commissioners will give consideration to the comments of surrounding property owners, and others affected, in deciding whether to grant or deny the request for the special use permit. The application may be reviewed at the office of the Planning Department located at 108 8th Street, Suite 201, Garfield County Plaza Building, Glenwood Springs, Colorado between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday.

A public hearing on the application has been scheduled for the 9th day of June, 2004, at 1:15 p.m., in the County Commissioners Meeting Room, Garfield County Plaza Building, 108 8th Street, Glenwood Springs, Colorado.

Planning Department
Garfield County

Please Send Application to the Following Referral Agencies
Application Name: The Caverns Master Plan
Date Application Sent: 3/29/04

_____ Mt. Sopris Soil Conservation District
_____ Bookcliff Soil Conservation District
_____ Town of DeBeque
_____ City of Rifle
_____ Town of Basalt
_____ Town of Carbondale
✓ City of Glenwood Springs ✓
_____ Town of New Castle
_____ Town of Silt
_____ Town of Parachute
_____ Eagle County Planning Department
_____ Rio Blanco County Planning Department
_____ Pitkin County Planning Department
_____ Mesa County Planning Department
_____ Burning Mtn. Fire District
_____ Town of Silt Fire Department
_____ Rifle Fire Protection District
_____ Grand Valley Fire Protection District
_____ Carbondale Fire Protection District
✓ Glenwood Springs & Rural Fire ✓
_____ RE-1 School District
_____ RE-2 School District
_____ School District 16
_____ Carbondale Sanitation District
_____ Battlement Mesa Water & Sanitation
_____ Spring Valley Sanitation District
✓ West Glenwood Sanitation District
_____ Mid-Valley Metropolitan Sanitation District
_____ Roaring Fork Water and Sanitation District
_____ Holy Cross Electric (Roaring Fork, S. of Co. River west)
_____ Public Service Company (N of Co. River west)
_____ KN Energy (S. of Co. River, Roaring Fork)
_____ Western Slope Gas Company
_____ US West Communications (G.S. & C'dale area)
_____ US West Communications (N.C., Silt, Rifle)
_____ US West Communications (Rifle, B.M., Parachute)
_____ AT&T Cable Service
_____ Colorado State Forest Service
_____ Colorado Department of Transportation
_____ Colorado Division of Wildlife (GWS Office)
_____ Colorado Division of Wildlife (GJ office)
_____ Colorado Dept. of Public Health & Environment
_____ Colorado Division of Water Resources
_____ Colorado Geological Survey
_____ Colorado Water Conservancy Board
✓ Colorado Mined Land Reclamation Board
✓ Bureau of Land Management ✓
_____ Department of Energy – Western Area Power Admin.
_____ Bureau of Reclamation – Western Colorado Area Office
_____ US Corps of Engineers
_____ Northwest Options of Long Term Care
_____ Roaring Fork Transportation Authority
✓ Garfield County Road & Bridge
✓ Garfield County Vegetation (Steve Anthony) ✓
_____ Garfield County Housing Authority
_____ Garfield County Engineer (Jeff Nelson)
_____ Garfield County Oil and Gas Auditor (Doug Dennison)
_____ Garfield County Sheriff Department
_____ Resource Engineering.

8 - BOCC
5 - Referral + Public copy
14
+1 - Staff
15 Copies

REFERRAL FORM

Date Sent: March 29, 2004
Return Requested: April 19, 2004

Garfield County Building and Planning Department
108 8th Street, Suite 201, Glenwood Springs, CO 81601
(970) 945-8212/Fax: (970) 384-3470

File Name(s)	Project Name(s)	Type of Application(s)
Glenwood Caverns Adventure Park Special Use Application	Same	Third Amendment to existing Special Use Permit
Staff Planner: Fred Jarman		**Phone:** 945-8212
Applicant: Glenwood Caverns Adventure Park		**Phone:** 945-4228 ext. 13
Contact Person: Steve Beckley		**Phone**: 945-4228 ext. 13
Location: Iron Mountain, Glenwood Springs, CO		
Summary of Request: The special use permit would allow additional activities at the site as well as hours of operation change. (see application page 2 & 3) For proposed changes.		

The Garfield County Planning Department has received a land use request as referenced above. Your comments are an important part of the evaluation process. In order to review all appropriate agency comments and incorporate them into the Staff Report, we request your response by Monday, April 19, 2004.

GARFIELD COUNTY			
School District			
Road & Bridge			
County Attorney			
COLORADO STATE			
Water Resources		BLM	
Geological Survey (Fee)			
Health Department			
Forest Service (Fee)			
Wildlife Division			
SERVICE DISTRICT			
U.S. West			
Public Service			
Holy Cross Electric			
G.S./Carbondale Fire District			
Silt/New Castle/Rifle Fire District			
Soil Conservation District			
Planning Commission			
BOCC			

Garfield County
BUILDING & PLANNING DEPARTMENT

February 10, 2004

Steve Beckley
0050 Canyon Creek Drive
Glenwood Springs, Colorado 81601

Re: Glenwood Caverns Special Use Permit

Dear Steve,

The purpose of this letter is to inform you that the County Building and Planning Department has reviewed your Special Use Permit (SUP) proposal and found it to be technically incomplete. As you are aware, the County does not have a SUP "amendment" process. Any proposal that wishes to change an element of an existing SUP is required to be submitted and reviewed as an entirely new application. Even though you may have filed previous applications with Garfield County, it (or portions of it) cannot serve as submittal information by reference. Any newly proposed SUP shall stand on its own merits with its own supporting information. I have outlined areas where you need to provide either new or updated information for this application to be deemed complete.

1. Regarding Water / Wastewater: If you will be using water or will be treating wastewater in conjunction with the proposed use, please detail the amount of water that would be used and the type of wastewater treatment. If you will be utilizing well water, please attach a copy of the appropriate well permit and any other legal water supply information, including a water allotment contract or an approved water augmentation plan to demonstrate that you have legal and adequate water for the proposed use.

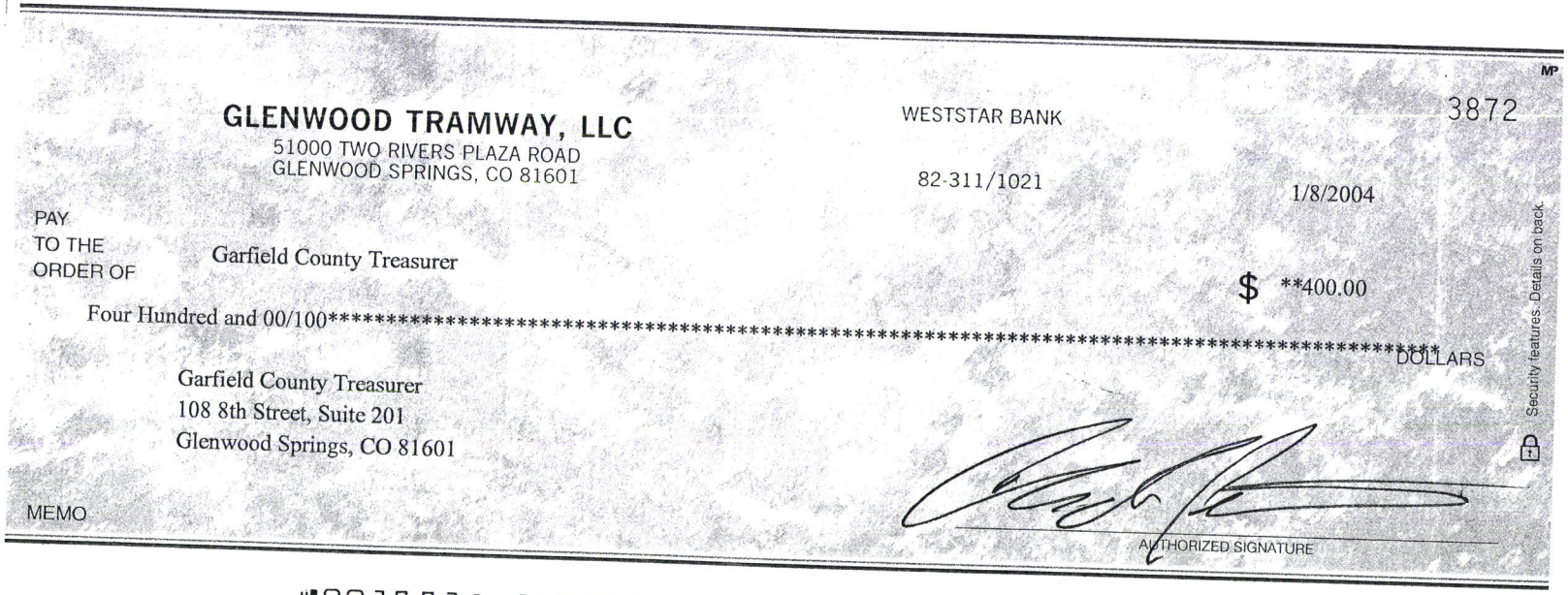
   Staff Response: You have not provided any information as to what legal and adequate water source or wastewater system you have in place or have demonstrated that they are adequate to serve the newly proposed uses.

108 8th Street, Suite 201, Glenwood Springs, Colorado 81601
(970) 945-8212 (970) 285-7972 Fax: (970) 384-3470

Because this office has found the application to be technically incomplete, no further action will be taken until the deficiencies have been remedied. Do not hesitate to contact this office if you have questions regarding this letter.

Very truly yours,

Fred A. Jarman, AICP, Senior Planner
970.945.8212



GLENWOOD TRAMWAY, LLC
51000 TWO RIVERS PLAZA ROAD
GLENWOOD SPRINGS, CO 81601

WESTSTAR BANK
82-311/1021

3872
1/8/2004

PAY TO THE ORDER OF Garfield County Treasurer

$ **400.00

Four Hundred and 00/100********** DOLLARS

Garfield County Treasurer
108 8th Street, Suite 201
Glenwood Springs, CO 81601

MEMO

AUTHORIZED SIGNATURE

Security features. Details on back.

⑈003872⑈ ⑆102103119⑆8600105844⑈

GLENWOOD TRAMWAY, LLC

Garfield County Treasurer		1/8/2004	3872
	Master Plan Applic. Fee		400.00

RECEIVED
JAN 09 2004
GARFIELD COUNTY
BUILDING & PLANNING

1000 - Cash in Bank - Wes	400.00

Glenwood Springs
Post Independent

SUNNY 13°

Caverns unearths long-range master plan

Rides, pavilion, amphitheater planned

By Greg Massé
Post Independent Staff
February 12, 2004

Print Friendly Email



Click to Enlarge



Click to Er

Above, Chuck Peterson, co-owner of Glenwood Caverns and Adventure Park, has big plans for the park in the next five years. At right, Glenwood Caverns spelunkers Tim Ray, left, and C.J. Page hike back to the office after a long day of exploring a new cave.
Post Independent Photos/Jim Noelker

GLENWOOD SPRINGS — Imagine riding on a coaster that zig-zags down Iron Mountain on a fixed track at speeds approaching 50 mph.

Or sitting on a seat that's suspended by a cable, sliding down a line as your feet dangle over the treetops below.

These are just two of the coming attractions proposed in Glenwood Caverns Adventure Park's new long-range master plan.

"This is an answer to having all of our customers here this year and what they'd require to keep them busy all day," park co-owner Steve Beckley said. "So we sat back and said, 'What kind of attractions could we have without being too commercial or Disneyland-ish?'"

That's when they came up with rides and attractions that would take advantage of the spectacular views from atop the tram.



The coaster is similar to an alpine slide, but instead of racing down a slide on a wheeled slec would be permanently attached to the track, which is actually made of tubes. The rider will l so there's no danger of falling out and getting hurt, a problem sometimes associated with alp "Think of a roller coaster," tram and restaurant co-owner Chuck Peterson said. "It's designe ages."

Sophisticated brake system

The coasters also will be equipped with an automatic braking system so the rider can just sit start coasting.

"The braking systems are very sophisticated," Peterson said. "It'll brake when going around According to the preliminary plans for the coaster, riders would get into a little one-person c ride's starting point behind the gift shop, coast down, hit two switchbacks as they go, then g rest of the track. Once the ride is over, they'd be pulled back up to the top mechanically.

The exact route hasn't yet been determined.
The coasters are built by three different manufacturers, all in Germany. If built, the alpine c be the first of its kind in the United States.
Peterson, who designed the Glenwood Caverns Tramway, said the alpine slide would requir amount of tree removal and little ground disturbance because the track is raised off the grou Beckley said the cost of the alpine coaster is not yet known because he's still in negotiations three manufacturers.
The other ride, called a zip line, would basically consist of two towers and a cable with a thr on which riders would slide down the cable above the trees. That ride would also bring the r as they overlook the Colorado and Roaring Fork River valleys.
Beckley said if the Garfield County Commission gives its approval to the master plan, the zi be built this spring and the alpine coaster could be put in during late summer or fall.

Ropes course and
amphitheater planned
The alpine coaster and zip line are just two of the additions being eyed for the park.
Other amenities included in the master plan include a ropes challenge course, a climbing wa seat amphitheater that would be used for educational shows — such as a science show and a show — and for concerts.
"It would be very similar to a Red Rocks type of thing," Beckley said of the amphitheater.
The amphitheater would be built just below the main entrance of the cavern above Exclamat geological feature, not the restaurant) with stadium seating and a stage that would be built ju steep northern wall of Glenwood Canyon.
"The stage area will appear to be floating over the canyon," Peterson said.
He guessed that the amphitheater could be built by the summer of 2005.
For the bird shows, the caverns would also add a falcon rookery and possibly even include a injured birds, Beckley said.

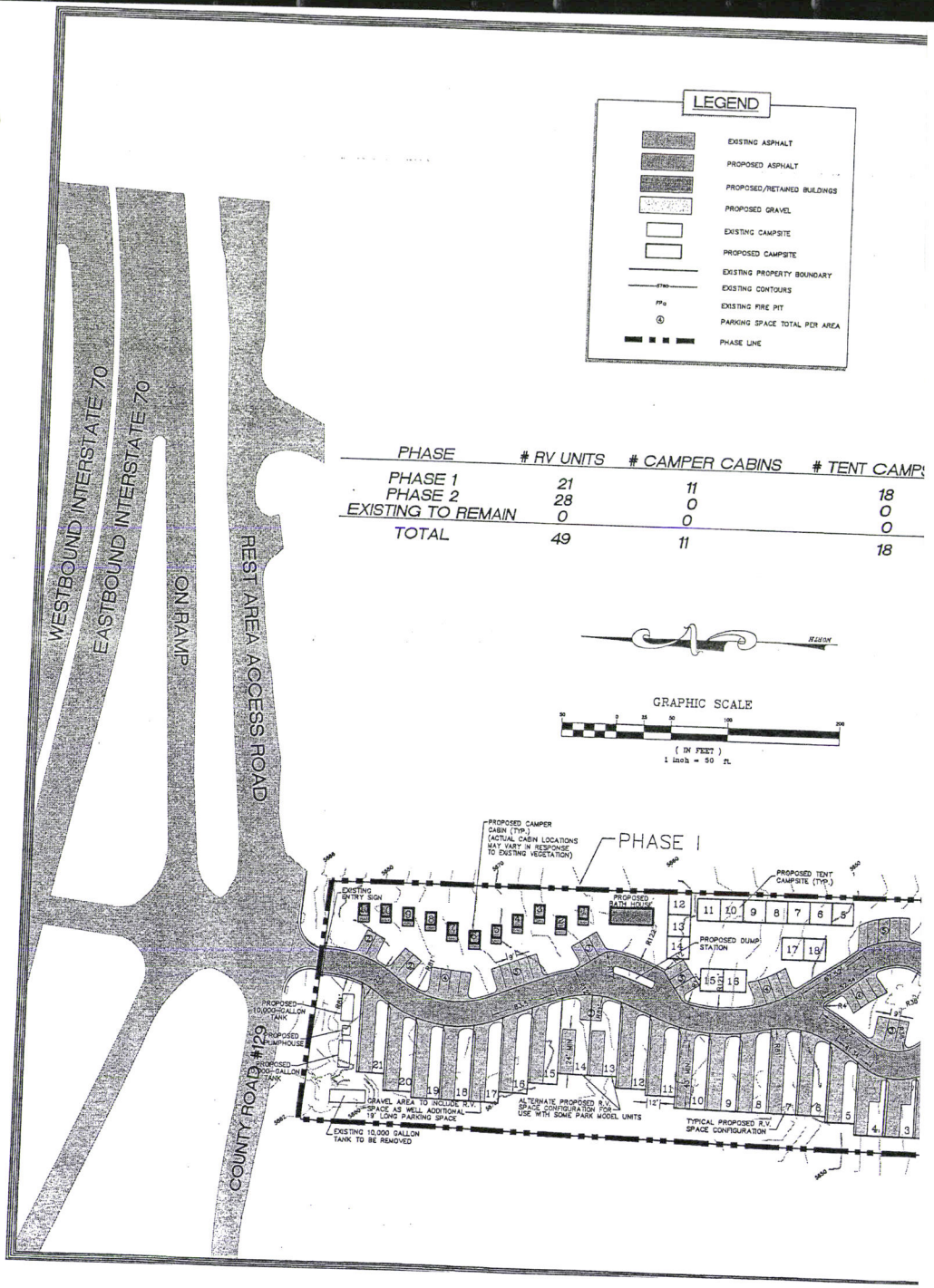
Snowshoe rentals available now
This summer, guests will also be able to get photos of themselves inside the caves or on old- props. Like those at rafting companies, the photos will be available for guests before they he the tram and off the mountain.
Other additions planned for the caverns' main building — called Beckley Plaza — is an exp gift shop and a covered pavilion where guests can stay out of the sun, rain and wind. The pa is tentatively planned to be 28 feet by 52 feet, will be built right behind the gift shop inside l It will have a wind guard and picnic tables where people can eat or just rest.
A new addition to the caverns that's already available to guests is snowshoe rentals. Once vi the top, they can rent snowshoes for $5 a pair at the gift shop. From there, guests can hike al caves, or even foray into the Flat Tops.
The master plan should go in front of the Garfield County Commissioner in the next few we "Our goal is to try to have it done probably by April," Beckley said of the plan's approval.

Contact Greg Massé: 945-8515, ext. 511
gmasse@postindependent.com

BACK

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Glenwood Springs Post Independent - 2014 Grand Avenue - Glenwood Springs, CO 81601-4162



PHASE	# RV UNITS	# CAMPER CABINS	# TENT CAMPS
PHASE 1	21	11	18
PHASE 2	28	0	0
EXISTING TO REMAIN	0	0	0
TOTAL	49	11	18

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MEMORANDUM

TO	Board of County Commissioners
FROM	Building and Planning Department, Fred Jarman
DATE	April 12, 2004
RE	Glenwood Caverns Special Use Permit

I. BACKGROUND

The Building and Planning Department received a Special Use Permit (SUP) application from the owner of the Glenwood Caverns to amend their previous SUP which will expand the types of uses and hours of operation for patrons of the present operation. All activities are proposed to be located at or near the existing Caverns site (the upper site). No expansion is proposed for the lower site in Glenwood Springs where the tram departs. The proposed expansion is sought to provide more on site activities to occupy patrons as they wait for their cave tours to start.

Specifically, the expanded uses include: snack shop, banquet facility on the top floor of the existing building, performance amphitheatre, falconry, alpine coaster, zip line, giant swing, Indian education center (teepee) photography studio, climbing wall, movies, challenge (ropes) course, paragliding, mini golf, and snow shoe rentals. The Applicant proposes to phase the implementation of these activities over the next 4 years to 2008.

The new hours of operation are proposed as between 6:30 AM to 11:30 PM Sunday through Thursday and 6:30 AM to 12:30 AM Friday and Saturday.

II. REQUEST

Due to what appears to be long-term, significant, and inter-jurisdictional issues related to the request in amending the Caverns SUP, Staff would like the Board to consider whether or not you wish to refer the application to the Planning Commission for their review and recommendation.

3 to 0

→ Commend Recreation Park

restaurant
Tram
Bronc Am
Store disp
Cavern

all 1.5

8-10 S-T add 1.5 h.
8-12 F.S. add 30m.

Fred

AGENDA
GARFIELD COUNTY BOARD OF COUNTY COMMISSIONERS
108 8th Street, Room 100, Glenwood Springs
Monday, April 12, 2004

8:00 a.m. **PUBLIC COMMENTS FROM CITIZENS NOT ON THE AGENDA:**
Individuals may be limited to 5 minutes each.

REGULAR WORK SESSION:

1. County Manager Update: Ed Green
    a. Applying pavement striping to county roads. – Marvin Stephens

2. County Attorney Update: Don DeFord
    a. Discussion regarding proposed Pet Animal Control and Licensing Resolution.
    EXECUTIVE SESSION: Litigation Update/Legal Advice
        - Personnel – County Attorney's Office
        - Contract Negotiations – City of Glenwood Springs RFTA
3. County Sheriff Update: Lou Vallario
    a. Request for ratification and approval of thermal imaging equipment.
    b. Consideration of Battlement Mesa Realty Partners Lease.
4. Commissioner Report:
5. Consent Agenda: *Items of a routine nature are placed on the Consent Agenda to allow the Board of County Commissioners to spend its time and energy on more important items on a lengthy agenda. Any Commissioner or any member of the public may request that an item be "REMOVED" from the Consent Agenda and considered on the Regular Agenda.*
    a. Approve Bills
    b. Wire Transfers
    c. Inter-Fund Transfers
    d. Changes to Prior Warrant List

This agenda is subject to change, including the addition of items up to 24 hours in advance or the deletion of items at any time. All times are approximate. If special accommodations are necessary per ADA, please contact 945-5004 prior to the meeting.

Prepared by: Linda Morcom, Administrative Secretary
Posted on: April 7, 2004

e. Authorize the Chairman to sign the Resolution and Final Plat for the McBride Exemption from the Definition of Subdivision. – Fred Jarman
f. Renewal liquor licenses for:
   Catherine Store Wine & Liquor
   Ironbridge Club
   Fairway Café – Battlement Mesa – Mildred Alsdorf
g. Authorize the Chairman to sign a Resolution Concerned with the Amendment of the Garfield County Zoning Resolution of 1978, as amended, by amending Sections 9.02.01 and 9.03.01 (1). – Mark Bean

10:00 a.m. COMMISSIONER BREAK

10:15 a.m. REGULAR AGENDA:

1. Public Meetings:
   a. Discussion about the adoption of the International Building Code and associate documents. – Mark Bean
   b. Consider one application for Planning Commission – Mark Bean
   c. Consider one application for Fair Board – Dale Hancock

2. Public Hearings:
   a. Special events liquor licenses for:
      Rifle Chamber of Commerce
      Carbondale Community Chamber of Commerce – Mildred Alsdorf

Noon LUNCH

1:00 p.m. COMMENTS FROM CITIZENS NOT ON THE AGENDA:
Individuals may be limited to 5 minutes each.

1:15 p.m. REGULAR AGENDA: BUILDING & PLANNING ISSUES

1. Public Meetings:

This agenda is subject to change, including the addition of items up to 24 hours in advance or the deletion of items at any time. All times are approximate. If special accommodations are necessary per ADA, please contact 945-5004 prior to the meeting.

Prepared by: Linda Morcom, Administrative Secretary
Posted on: April 7, 2004

a. Consider whether or not to refer a Special Use Permit request for the expansion of uses at Glenwood Caverns to the Planning Commission. – Fred Jarman

2. Public Hearings:
   a. Consider a request for a Special Use Permit for Rodney Powers, Bill Patterson, and Ronald Tipping to operate a temporary Asphalt Hot Batch Plant at the existing gravel and sand extraction Una Gravel Pit. – Jim Hardcastle
   b. Consider a request for an Exemption from the Definition of Subdivision for a property owned by Mahan Properties located on Black Diamond Road – Fred Jarman

2:30 p.m. **COMMISSIONER BREAK**

2:45 p.m. **REGULAR AGENDA** *(continued)*
3:45 p.m. **ADJOURNMENT**

Next Meeting: Monday, April 19, 2004

This agenda is subject to change, including the addition of items up to 24 hours in advance or the deletion of items at any time. All times are approximate. If special accommodations are necessary per ADA, please contact 945-5004 prior to the meeting.

Prepared by: Linda Morcom, Administrative Secretary
Posted on: April 7, 2004

Glenwood Springs Post Independent

NESS picked for reality series

> "It's a great way to get more people in the country to know about the caverns."
>
> Mandy Gauldin
> Caverns spokeswoman



Post Independent File Photo/JIM NOELKER

Steve Beckley, center, share a laugh with the crowd during a VIP grand on Mountain Tramway a year ago. The Glenwood Caverns Adventure Park, tramway, is one of four businesses that will be featured for the next year on line reality series offered to AOL customers.

zine of the ched April 8, ment can be browser at the

ss: .aol.com/small_b ies/profile_03.adp ate will be added nth and video clips cluded beginning April

wever, only AOL members ave access to the series as it nues, Gauldin said. The nation's small business wners are the lifeblood of our economy, but they face unique challenges in their first year," said Sarah Bernard, vice president and general manager of AOL for Small Business.

"We hope that our new reality feature is not just entertaining, but informative to other small businesses in need of real-world examples for coping with these challenges," Bernard said. The ongoing reality series will share with AOL members the day-to-day rewards and roadblocks — from financial frustrations to technical troubles — that come with starting and running a small business.

"'The Startup' participants are constantly dealing with a variety of issues, including budgeting decisions, employee problems and customer retention concerns, all of which are typical for entrepreneurs in the beginning," said Rieva Lesonsky, editorial director for Entrepreneur Magazine.

The other three featured businesses are a luxury spa hotel in New Orleans, a specialty salsa bottler in Winooski, Vt., and a tweensters girls clothing company in Corpus Christi, Texas.

"The Startup" online series will feature:

- Business profiles on each of the startups and their owners.
- Updates of a different business each week, highlighting the highs and lows from the previous month.
- Weekly video vignettes highlighting the businesses, the locales for each and the owners' personalities.
- Dialogue and thoughts from

each startup from online AOL journals, also known as blogs.

The Beckleys are working with freelance writer Geoff Williams of Dayton, Ohio. Gauldin pitched the Caverns to him months ago as a prospect for the series.

The multi-faceted nature of the adventure park, with the caverns, tram, gift shop, restaurant and outdoor activities, convinced Williams it would a good business for the series.

Gauldin said the Entrepreneur.com editors questioned the Beckleys closely before choosing the caverns.

They wanted to make sure each business was stable enough that it wouldn't fold during the year-long series, but also that it wasn't propped up by investors who could absorb big losses. The idea was to find true entrepreneurs who are making a success of their ventures largely on their own.

"We worked for four months to get it solidified, and there were rigorous interviews," she said.

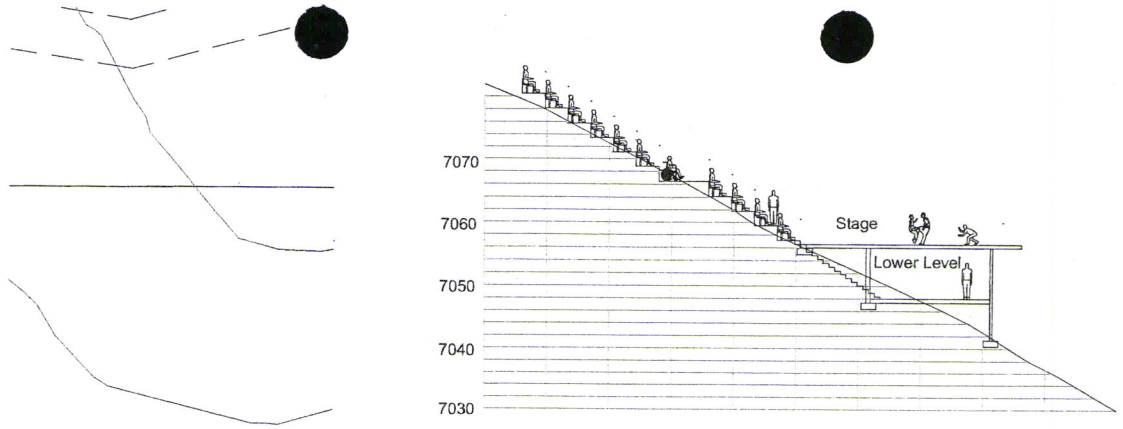
Williams and a video crew came to Glenwood Springs in March to check out the place, and they left a video camera with the Beckleys to shoot more footage for the Web site over the coming year.

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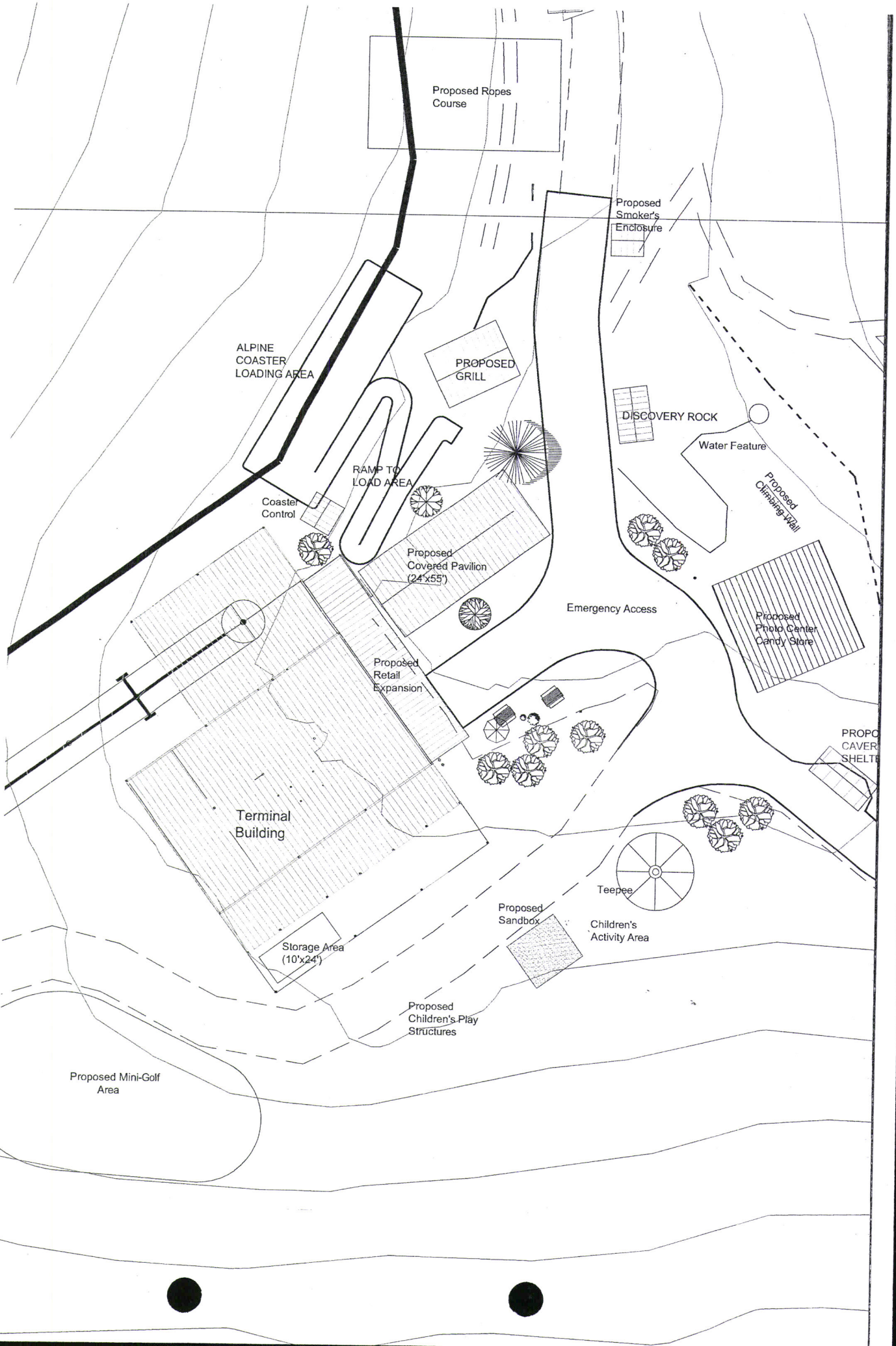
Proposed Performance Amphitheater
Elevation View
Scale 1"=20'



GARFIELD COUNTY REVIEW
ATTACHMENT 2

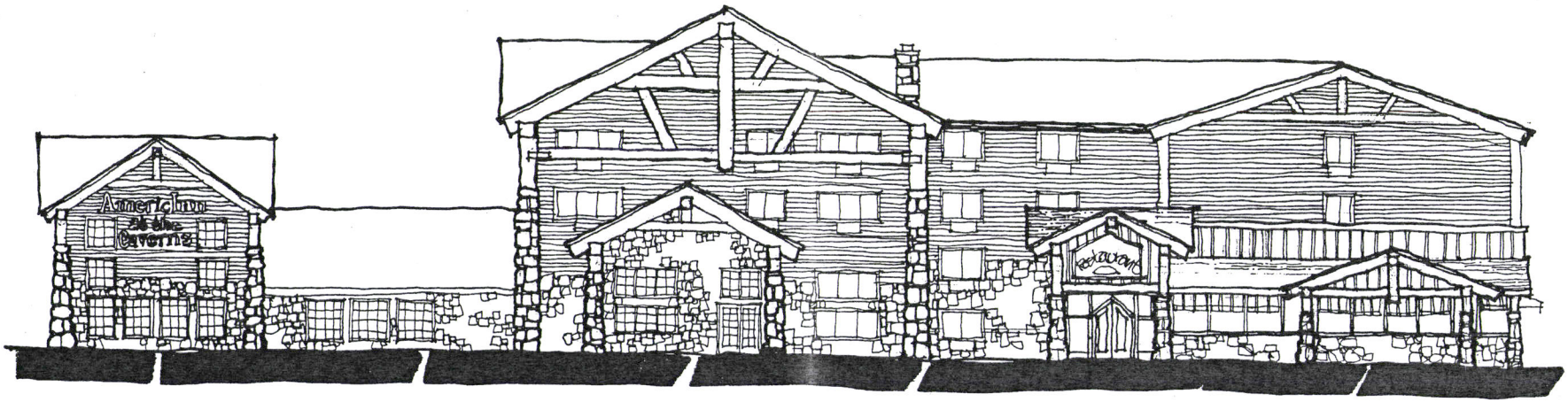
REV.	DESCRIPTION	BY	DATE
3	Wording changed to proposed attractions	CRP	03-25-
2	UPDATED PER COUNTY REQUEST	CRP	03-07-
1	RELEASED FOR REVIEW	CRP	01-07-

PROJECT NAME: CAVERNS TRAMWAY


Proposed Ropes Course
Proposed Smoker's Enclosure
ALPINE COASTER LOADING AREA
PROPOSED GRILL
DISCOVERY ROCK
Water Feature
RAMP TO LOAD AREA
Coaster Control
Proposed Climbing Wall
Proposed Covered Pavilion (24'x55')
Emergency Access
Proposed Photo Center Candy Store
Proposed Retail Expansion
PROPO
CAVER
SHELTE
Terminal Building
Teepee
Proposed Sandbox
Children's Activity Area
Storage Area (10'x24')
Proposed Children's Play Structures
Proposed Mini-Golf Area

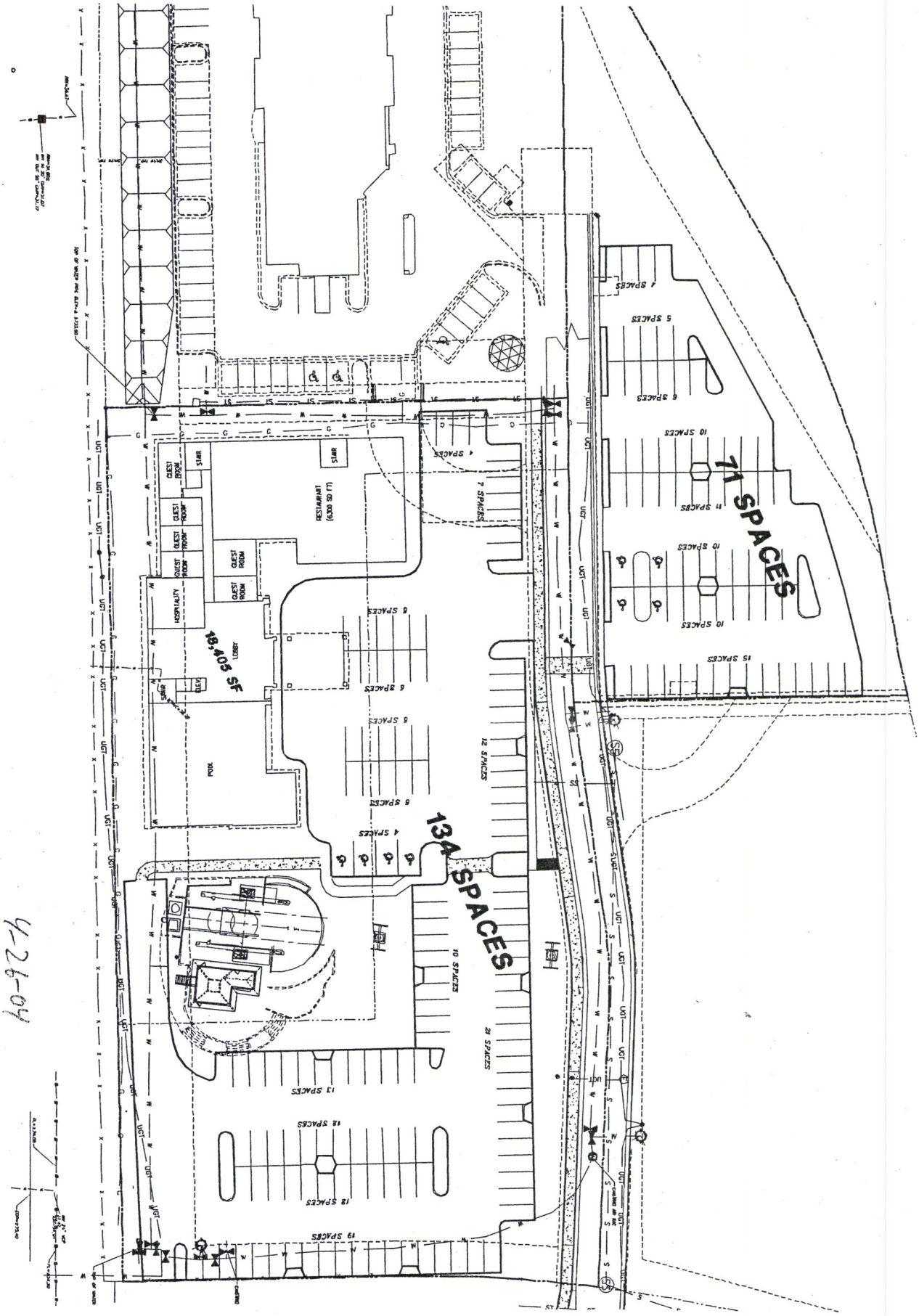


EAST ELEVATION - AMERICINN at the CAVERNS
GLENWOOD SPRINGS, CO - TRUMAN HOWELL ARCHITECTS
4/12/04

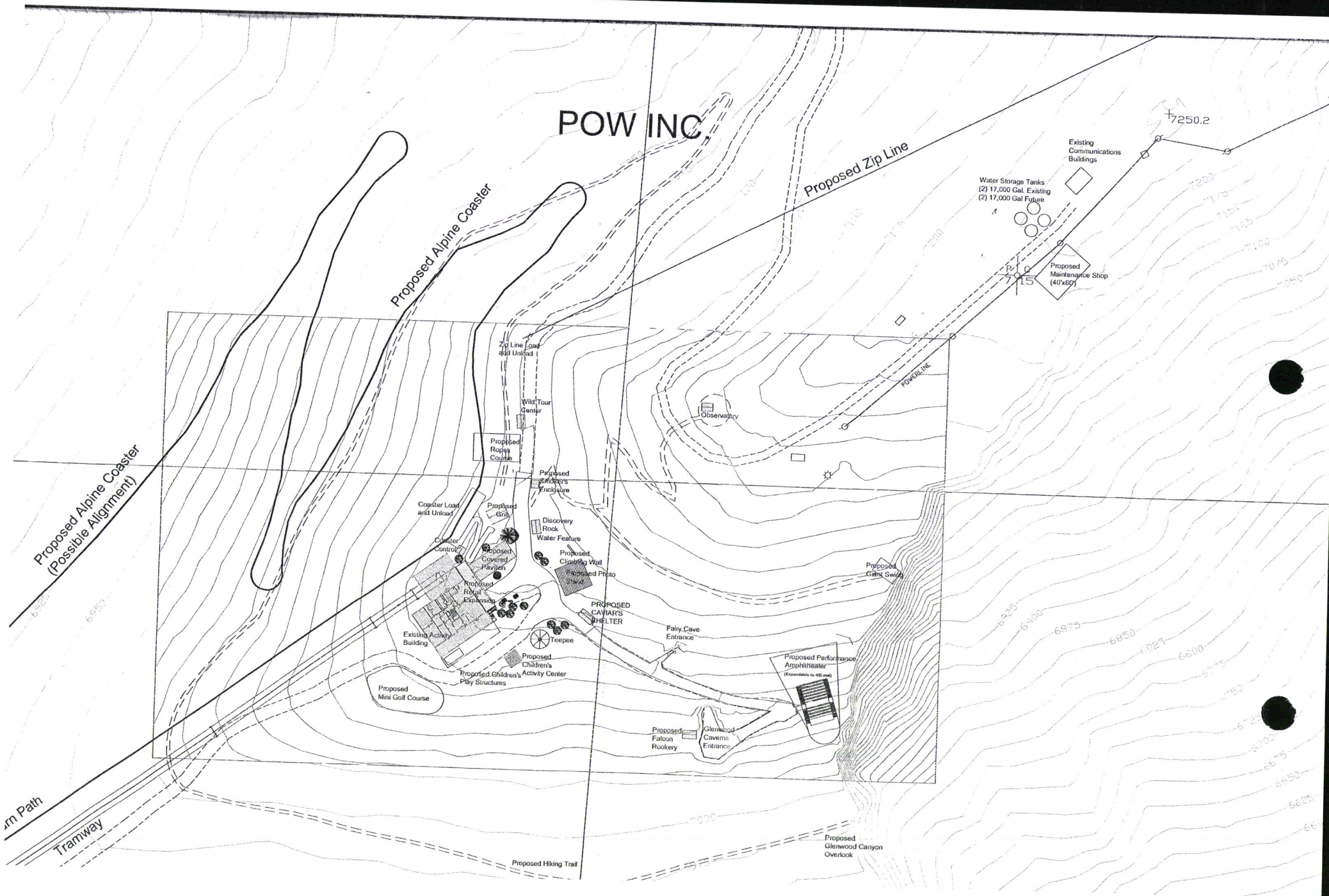


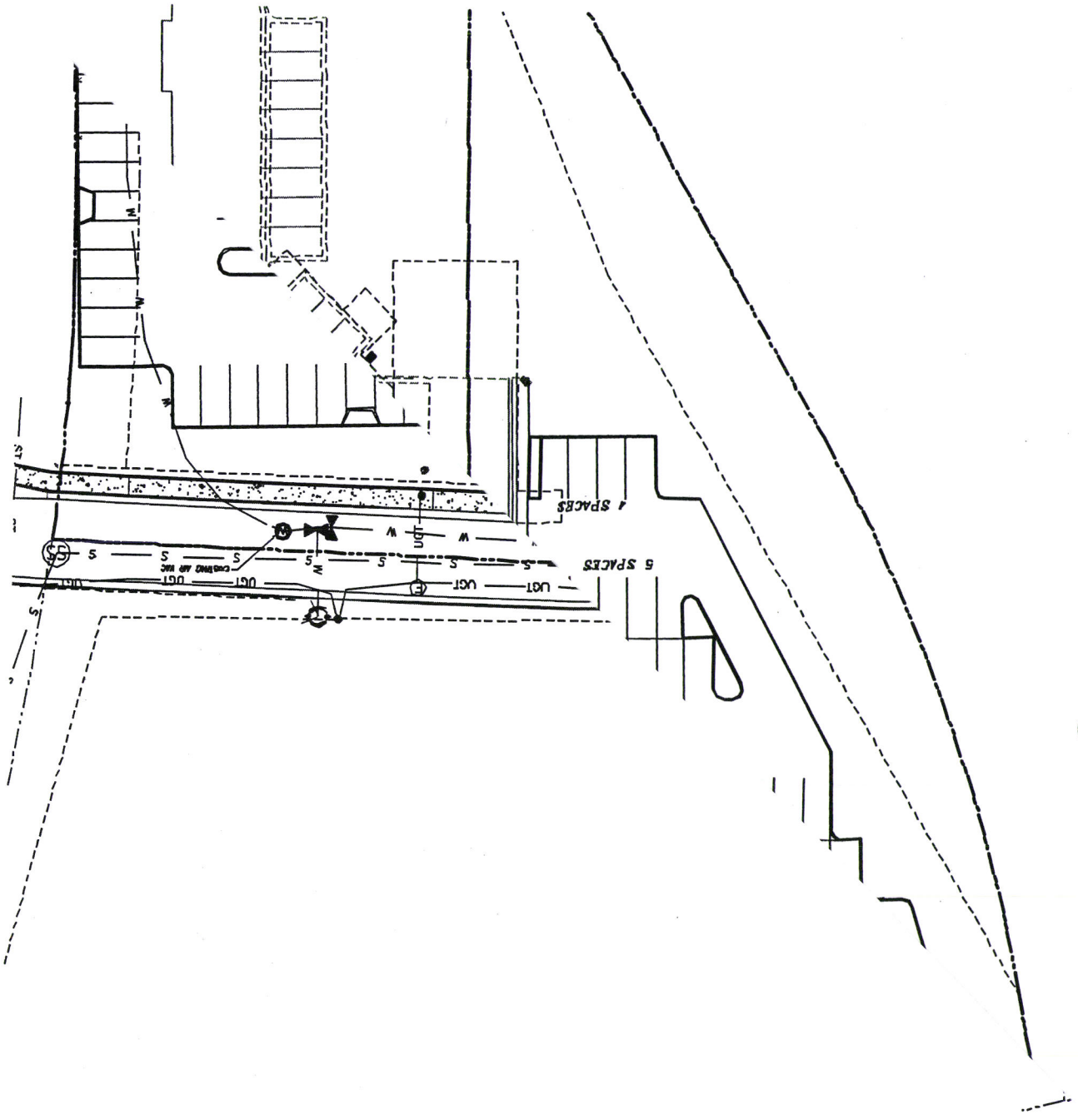
NORTH ELEVATION - AMERICINN at the CAVERNS
GLENWOOD SPRINGS, CO · TRUMAN HOWELL ARCHITECTS ·
4/22/04

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4-21-04


POW INC
Proposed Zip Line
Proposed Alpine Coaster
Proposed Alpine Coaster (Possible Alignment)
Existing Communications Buildings
Water Storage Tanks (2) 17,000 Gal. Existing (2) 17,000 Gal Future
7250.2
Proposed Maintenance Shop (40'x60')
POWERLINE
Observatory
Zip Line Load and Unload
Wild Tour Center
Proposed Ropes Course
Proposed Shooter's Enclosure
Coaster Load and Unload
Proposed Grill
Discovery Rock Water Feature
Coaster Control
Proposed Covered Pavilion
Proposed Climbing Wall
Proposed Photo Stand
Proposed Retail Expansion
Proposed Giant Swing
PROPOSED CAVIAR'S SHELTER
Existing Activity Building
Teepee
Fairy Cave Entrance
Proposed Performance Amphitheater
(Expandable to 400 seat)
Proposed Children's Activity Center
Proposed Children's Play Structures
Proposed Mini Golf Course
Proposed Falcon Rookery
Glenwood Caverns Entrance
Tramway
Proposed Hiking Trail
Proposed Glenwood Canyon Overlook


4 SPACES
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Glenwood Springs Post Independent

BUSINESS

Caverns scores coup, is picked for reality series

AOL to highlight entrepreneurial efforts of Beckleys

Staff Report

America Online customers across the country have the chance to watch Glenwood Caverns owners Steve and Jeanne Beckley deal with the ups and downs of running a new business.

The Glenwood Caverns Adventure Park is one of four businesses that will be featured for the next year on "The Start-Up," an online reality series offered to AOL customers.

Stories, video interviews and online chats are included in the series, which is meant to give other new business owners help and inspiration for their own projects.

"This is a great opportunity for them to talk with other entrepreneurs," said Mandy Gauldin, spokeswoman for the caverns. "There's an ongoing chat for each of the four companies about the challenges they face as a relatively new company.

"And it's a great way to get more people in the country to know about the caverns," she said.

Being featured in the series is a big-time commitment for the Beckleys, but the nationwide exposure is what sold them on the program.

The feature is being produced by the staff on Entrepreneur.com, an online version of the magazine of the same name. It launched April 8, and the first segment can be viewed by any browser at the following address:

www.aolsvc.aol.com/small_biz/startup_series/profile_03.adp

An update will be added every month and video clips will be included beginning April 21.

However, only AOL members will have access to the series as it continues, Gauldin said.

"The nation's small business owners are the lifeblood of our economy, but they face unique challenges in their first year," said Sarah Bernard, vice president and general manager of AOL for Small Business.

"We hope that our new reality feature is not just entertaining, but informative to other small businesses in need of real-world examples for coping with these challenges," Bernard said.

The ongoing reality series will share with AOL members the day-to-day rewards and roadblocks — from financial frustrations to technical troubles — that come with starting and running a small business.

"'The Startup' participants are constantly dealing with a variety of issues, including budgeting decisions, employee problems and customer retention concerns, all of which are typical for entrepreneurs in the beginning," said Rieva Lesonsky, editorial director for Entrepreneur Magazine.

The other three featured businesses are a luxury spa hotel in New Orleans, a specialty salsa bottler in Winooski, Vt., and a tweensters girls clothing company in Corpus Christi, Texas.

"The Startup" online series will feature:

- Business profiles on each of the startups and their owners.
- Updates of a different business each week, highlighting the highs and lows from the previous month.
- Weekly video vignettes highlighting the businesses, the locales for each and the owners' personalities.
- Dialogue and thoughts from each startup from online AOL journals, also known as blogs.

The Beckleys are working with freelance writer Geoff Williams of Dayton, Ohio. Gauldin pitched the Caverns to him months ago as a prospect for the series.

The multi-faceted nature of the adventure park, with the caverns, tram, gift shop, restaurant and outdoor activities, convinced Williams it would a good business for the series.

Gauldin said the Entrepreneur.com editors questioned the Beckleys closely before choosing the caverns.

They wanted to make sure each business was stable enough that it wouldn't fold during the year-long series, but also that it wasn't propped up by investors who could absorb big losses. The idea was to find true entrepreneurs who are making a success of their ventures largely on their own.

"We worked for four months to get it solidified, and there were rigorous interviews," she said.

Williams and a video crew came to Glenwood Springs in March to check out the place, and they left a video camera with the Beckleys to shoot more footage for the Web site over the coming year.



*Post Independent File Photo/*JIM NOELKER

Jeanne Beckley, left, and Steve Beckley, center, share a laugh with the crowd during a VIP grand opening party for the Iron Mountain Tramway a year ago. The Glenwood Caverns Adventure Park, which is served by the tramway, is one of four businesses that will be featured for the next year on "The Start-Up," an online reality series offered to AOL customers.

> "It's a great way to get more people in the country to know about the caverns."
>
> Mandy Gauldin
> Caverns spokeswoman