

## Planning Commission Minutes

July 18, 2023

**Vice Chair Leonard Brown accept control of meeting in absence of Chair:** Meeting called to order at 1:40pm.

**Member Present and seated as Board:** Vice Chair Leonard Brown, Mike Mitchell, Charles Stillings, Jerry Gallegos, Travis Cross and Will Hathaway. Randy Kern – Advisory, Dixie Diltz – Secretary.

Will Hathaway was seated in Cary Aloia seat.

Mike Mitchell clarifies for the record that in general practice the P&Z Board would be seating on alternate from the same district as the district represented by the absent member, however, at today's meeting the alternate for the district Cary Aloia represents is not available and so the Board then may select one of the other districts alternates to fill the seat.

**Members Absent:** Cary Aloia, Russell Pratt, and Martha Williamson

**Others Present:** Andrew Bowen, CPS and T.J. Dlubac, CPS.

Mike Mitchell made a motion to accept the agenda as presented. Charles Stillings seconds.

Charles Stillings made a motion to approve the minutes of the June 20, 2023, meeting, Jerry Gallegos seconded, minutes approved.

Chair Leonard Brown opens Public Hearing on RV Park draft regulations for public comment. No public was in attendance or on zoom to provide comments. Public Comment period is closed.

Andrew Bowen, CPS, provides an overview of the most recent and final changes made to the proposed RV Parks regulations after the work session held on June 6<sup>th</sup>. These changes were minor and are reflected in yellow highlights, they were clarifying words and were the final edits requested by both boards. The larger changes were that we pulled out the requirement that RV Parks would not be allowed in the flood plain as well as some utility clarifications. In reflection of feedback received at last night's Open House, there was conversation about how we're trying to define terms and how we may be making the definitions of those regulatory terms too rigid. It was brought up several times last night that the State of Colorado, through the department of Public Health and Environment, already has a set of regulations that apply to campgrounds. CPS went through 6 CCR 1010-9 last night and had conversations with Staff this morning. There were several concerns raised, but one of the more prominent concerns is that we are not providing a middle ground between primitive camping or dry camping and RV Parks, so we are forcing applicants to go with either a campground or an RV Park. In going through the requirements of the State of Colorado, they split these developments in Primitive, Semi Primitive, Developed, Semi developed and Modern. These regulations are more about camping, but as we reviewed this and compared it to the proposed RV Park regulations, the regulations we are proposing would be classified as what the State calls "Modern Campground". This point is brought up because where the County's entire conversation began was about this "primitive" or dry camping and what we have heard throughout this process is that the County does not want to allow dry camping without some type of sanitary facilities. Therefore, to properly adopt this RV Park regulation conversations do need to occur about campgrounds. Where we need to work and make sure we are doing our due

diligence, is to address this “developed” and “semi-developed” campground area in the County’s Campground regulations.

Travis Cross questions for clarification, there would be two different sets of regulations? One for RV Parks and one for Campgrounds? Andrew states that yes, what we are currently looking at is just the regulations for RV Parks, full hookups, pull in. That’s where he recommends that the County look at the Campground regulation and cover the semi-developed and developed areas in the State regulation. The primitive and semi-primitive in the State regulation probably would not be supported by the market or the County due to those classifications being for walk-in, equestrian, or motorized trail vehicles only.

Mike Mitchell states that he believes a lot of the animosity stemmed from the moratorium and the freezing up of the opportunity for persons to even apply, so if we can adopt the RV Regulations and move away from the moratorium and into starting to develop some of these other type of camping arrangements, we would be doing a better service. Mike continues by sharing another thing that came up in conversations with another person in attendance at the open house, was the thought that maybe we should have some type of “length of visit” clause in the regulations. It is undetermined, how this would work with some people that may be coming in for long term construction jobs or such, but with the cost of rental housing and shortage of available housing units, it might be that people just start staying in RVs for longer periods of time.

Mike shares that not everyone wants to have the big full-service RV Park type thing. Maybe we do need to look at our percentages for tent camping or “sleep in you Volkswagen” type thing. Secretary Diltz agrees but states she feels those types of camping arrangements would be better addressed in the Camping regulations rather than the RV Park regulations. TJ Dlubac states that maybe instead of thinking about RV Parks or Campgrounds by the type of vehicle we need to think more along what type of services are being provided. When you take your trailer camper to a campground that doesn’t have hook-ups, you’re not expecting to be parking in a parking lot, your kind of expecting an area that’s more natural, with sites more spread out. It’s more the utilities that define the use and dictate the user and how they use that property. That’s why the suggestion is to shift those other uses into the Campgrounds regulation and let the RV Parks regulation be there to cover that use that includes all the utilities and services. The campground can then be a wider range of things until it becomes a RV Park. Travis Cross agrees that it is the utilities’ part that separates a campground from an RV Park. Several discussions and comments were made stating the difference in Campgrounds and RV Parks and the economics of development.

Andrew Bowen reiterates a comment he heard at the meeting last night, that “we are not trying to tell people what they can and can not do with their property, but we are trying to make sure we get good investment within the County and good commerce occurring and not just setting the bar so low that anybody with land can start a business, but that we are setting these levels to assure that the proper investors are doing these projects”. Mike Mitchell states that one of the reasons you have regulations is so that if someone does come in and just leave trash all over the place the County has a process to go in and get it cleaned up.

Chairman Brown asks if there is any further discussion. Charles Stillings moves to close the public hearing portion of the Planning Commission meeting, Travis Cross seconds the motion. Public Hearing is closed, and P&Z Board can move forward on making a recommendation.

Charles Stillings makes a motion to recommend approval of the RV Parks regulations as drafted, Jerry Gallegos seconds motion.

Travis Cross states for the record that he recuses himself from voting due to him being the owner of an RV Park and to avoid any perception of conflict of interest. Chairman Brown recognizes Travis Cross abstinence.

Discussion on motion is continued, Mike Mitchell states he would like to approve it but would like to add a motion second motion to recommend researching time limits and to recommend moving as quickly as possible into amending the camping regulations to fill in the gaps.

Roll call vote for approval of the recommendation to adopt the RV Park regulations is complete.  
Charles Stillings – Aye, Mike Mitchell – Aye, Will Hathaway – Aye, Jerry Gallegos – Aye.

Mike Mitchell makes as motion that the P&Z Board request that the Board of County Commissioner's direct the P&Z to begin amendments on the Campground regulations as well as an amendment to put a time limit on stays in campground and RV Parks.

Discussion on the pro's and con's of length of stay limits is held, and if there are other means in the regulations that will limit or address the length of stay and how such regulations would be policed.

Travis Cross agrees, we have one spot taken care of (with RV regulations) and now we need to get the other one taken care of (campgrounds). People think of this as the same thing, RV Parks and Campgrounds, but they're really two different things, there's an RV Park and then there's a campground and they are not the same. Charles Stillings seconds the motion, the vote passes unanimously.

Mike Mitchell brings up agricultural help and the historic practice of harvest help coming in and staying in RV's while working. Secretary Diltz discusses the current way the regulations are and the ability to have people stay in an RV on your property for a short time IF the primary use of the property (house) is already established. Further discussion and ideas are shared, and it is determined that this would need to be discussed during future campground regulation discussions. Jerry Gallegos states he feels a lot more things will come up once P&Z gets the authority to move forward on Campgrounds.

Mike Mitchell states he feels we have accomplished a big thing if we can get this done and get that moratorium gone so some people can move forward on their plans.

Travis Cross makes a motion to adjourn meeting, Jerry Gallegos seconds. Meeting adjourned at 2:42 pm.