

Planning Commission Minutes

April 16, 2024

Member Present and seated as Board: Chair Cary Aloia, Leonard Brown, Will Hathaway, Russell Pratt, Jerry Gallegos. Dixie Diltz – Secretary.

Members Absent: Mike Mitchell, Charles Stillings, Martha Williamson, Travis Cross.

Others Present: Darrin Ehardt, Stevie Brown, and Erwin Young.

Chair Cary Aloia called the meeting to order at 1:32pm, roll call is completed. Will Hathaway and Russell Pratt are seated for the absent Board members.

Russell Pratt moves to accept the agenda as presented; Leonard Brown seconds motion passes unanimously.

Jerry Gallegos moves to approve the April 2, 2024, meeting minutes as presented, Will Hathaway seconds and the motion passes unanimously.

Chair Aloia calls forth the first item of business; Public Hearing and presentation of the proposed RV Park and Campground Development Code Regulations.

TJ Dublec of CPS provides a overview of today's process, which will include the presentation, public comment period, closing of public hearing and then a consideration of approval, as two separate items. TJ Starts with a power point presentation beginning with the start of the project last November and identifying four things the Boards wanted to accomplish. The first thing we want to clarify is what zone districts RV Parks and campgrounds are allowed in, whether it is a use by right or a conditional use approval. We also wanted to clarify the definition of RV Parks and Campgrounds, as right now there is a very distinct definition in the code. Number three was to look at the whole spectrum of uses, a mix of tents, RV's, trailers and the service types provided. Number four was to make sure we identified the level of utilities for each of those types. We focused on having a lot of engagement opportunities and provided a wider range of outreach opportunities. We had five opportunities including work sessions and an open house where we received a lot of feedback and made a lot of changes to the proposed code based on the feedback. TJ believes this is a better product because of the feedback. We also had a robust outreach, with directed emails to a community contact list, stakeholders list and referral agencies, which resulted in over 50 pages of comments. Flyers were placed around town to help notify people of what was going on as well as the project website, which was updated continuously. In January we held an open house to talk with the public, after the open house we had a joint work session, which resulted in making a few more changes to the proposed regulations based on what we heard at the open house. We held another work session in February and feel the product is a better product because of the input from stakeholders and community. TJ outlines some of the changes. We have really clarified the relationship with campground and recreation area standards with CDPHE. 6 CCR 1010-9 is referenced often throughout the proposed regulations. We identified the spectrum of campgrounds, primitive and simi-primitive are not allowed in the county, which is consistent with the other rules and regulations out there. We clarified the utility services, what services need to be to each site verses just to the campground or park. We clarified the accessory uses and revised the standards in site improvements. Not a whole lot has changed from what is in the code right now. Water and sewage services were addressed by referencing right back to the rest of the Rio Grande County development code sections that talk about water and sewer services. We clarified the definitions to relate back to what we did in the code. CPS feels it is a good product. TJ closes out the power point by reminding the board of the options they now have, they can

either approve the resolution, make some amendments to the resolution, table the decision for more information or deny the resolution.

Chairman Aloia points out a typo in the resolution, CDPH should be CDPHE on page four. TJ says he just noticed that as well and informs the Board that there will be some clerical things that will be cleaned up in the final print of the regulations before it is placed into the Code Book. Cary asks one other question, on 12.d on page four, wants to make sure we are not in conflict with the special event regulations. TJ says that that was talked about at length, and we don't see a conflict because the RV Park/campground is a permanent use commercial use and not temporary as the special use is, Dixie agrees with this statement.

Chair Aloia closes the presentation section of the meeting and opens the public comment portion. Darrin Ehardt speaks from the audience and states he has several comments. He feels he was 'late to the dance' and is not sure why. He didn't receive any emails until February 29 and March 15th and was interested in coming in to talk with the County in general. He was told he would have to attend the February meeting, which stated there would be no public comment, at that meeting it kind of seemed like the decisions were made. He had signed up for the emails at the River Corridor meetings back in May of 2023. He provided information (included in the packet) he is very interested in 'Glamping' semi-permanent, upscale camping situations. To this point he is trying to understand why primitive and semi-primitive camping is off the table. He feels this will hinder situations that are less permanent. The one complaint that he saw spoke to the environmental impacts of it, glamping, in his opinion, would be less of a "drag on the environment than being forced into creating permanent situations. To get a return on investment you will be forced into creating something more, I don't want to say harmful, I'm not against RV Parks, we're in the RV business in Mineral County." He states he hasn't heard the arguments or the data for not having privy's or anything like that, he is not sure what that entails but assumes it includes portable toilet and shower trailers. He feels its an industry that hasn't really been explored in this County and he feels it could be very profitable for a lot of landowners and he thinks these regulations contain a lot of stuff that will just kill this type of industry before it even gets off the ground here. He hopes that there is a lot of back research and documentation as to why we can't do that here.

Chair Aloia asks if there are any further comments, being none, she closes the public comment period at 1:48pm.

Cary Aloia states that the Boards had long conversations around 'Hip Camping' and 'Glamping'. TJ Dublec summarizes that Hip Camping and Glamping are kind of brand names and what we are looking at is the land use. A lot of the thought that went into the privies and not allowing the primitive and semi-primitive campgrounds, was because there is plenty of public lands to serve that niche to be served and looking at the commercial use in the unincorporated areas that are privately owned it would create other health issues if we didn't meet the minimum sanitary requirements for a commercial use. That's where we went to the OWTS standards, there was a lot of conversation about how these regulations would fit with those standards. The County took the stance that this is a health and safety concern as it relates to commercial use permitted in the County. The County allows an opportunity where IF the OWTS can't be installed there are alternatives that can be met. Its not saying no to that industry, there are ways that it can be provided, such as an extra bathroom provided in the home or something along that.

Chair asks of there is any further deliberation amongst the Board. Leonard Brown states he doesn't have anything else. Russel Pratt says "no", Jerry Gallegos says he feels we have spent a lot of time going over it and he feels good about it. Will Hathaway states he is fine with it.

The Board moves to the second item on the agenda. Secretary Diltz informs the Board that a proposed resolution is included in their packets, the number of the resolution will be assigned once it is recorded. This

is a resolution approving various amendments to the Rio Grande County Land Use Development Code. She reads aloud the first section of the resolution. (not including all the code details). The final page of the resolution has space for the vote of each Board member and a signature for the Chair.

Russell Pratt makes a motion to approve the resolution, Leonard Brown seconds the motion. Chair Aloia calls for a roll call vote. Will Hathaway – Yes, Leonard Brown – Yes, Jerry Gallegos – Yes, Russell Pratt – Yes.

Secretary Diltz states the motion passes unanimously. The Board of County Commissioners will take it under review at their next regular meeting. Secretary Diltz passes a copy of the resolution to the Board members to mark their votes and the Chairman of Board to sign.

With no further business, Leonard Brown makes a motion to adjourn the meeting. Will Hathaway seconds, meeting adjourned at 1:57pm.

Next meeting will be May 21, 2024 at 1:30pm.

DRAFT