



ACCOUNTABILITY · INTEGRITY · RESPECT

Planning Department

211 Rock Point
Dr. Durango, CO
81301

March 11, 2024

Updated March 15, 2024 [Updated to Include LPC Engineering Comments Attachment]

Durango River View RV Resort, LLC

C/O: Andrew Arnold

8350 E Raintree, Suite 220

Scottsdale, AZ 85260

Sent Via Email

RE: Project # PL2023-0036, Durango Village Camp First Compliance Review

To Andrew Arnold,

Thank you for the submittal of the project application. At this time, the project is not in compliance with the County Land Use Code, and the following issues must be addressed before the application can move forward in the review process:

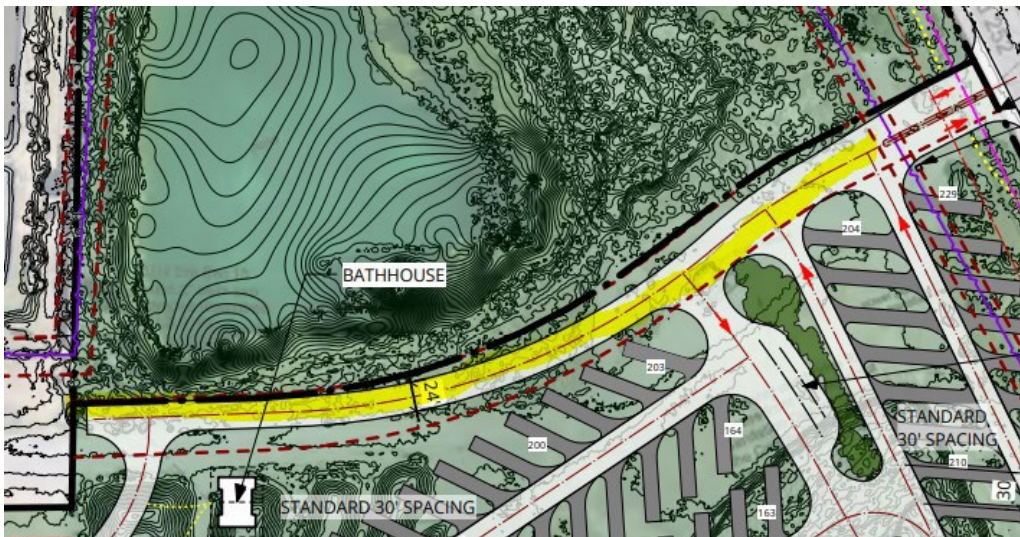
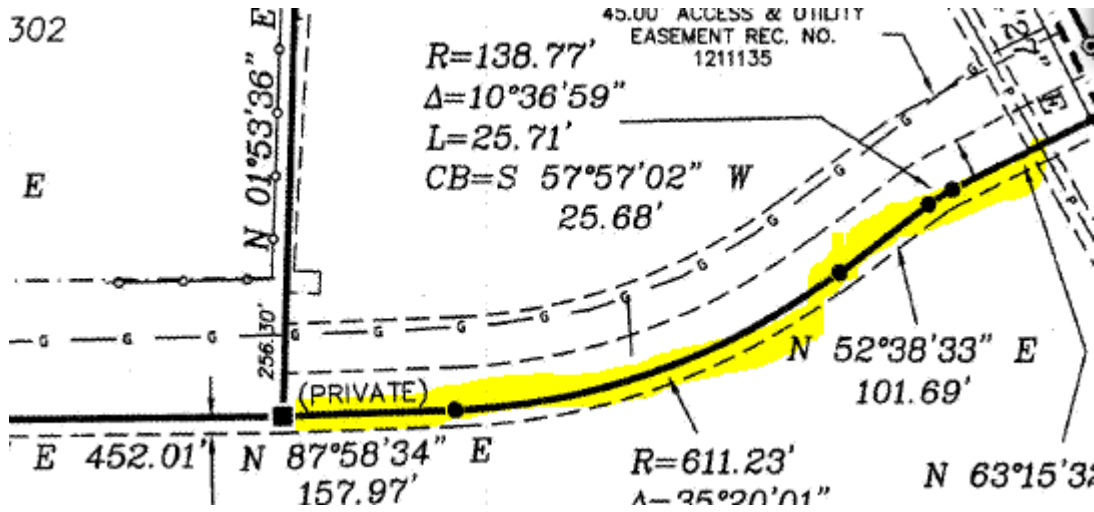
Referral Agency Comments

1. La Plata County Received comments from the following referral Agencies: Colorado Parks and Wildlife (CPW), Hermosa Sanitation District (HSD), La Plata County Public Health Department (LPCPH), Colorado Department of Public Health and Environment (CDPHE), and the La Plata Electric Association (LPEA), Animas Valley Registered District Advisory Committee (AVRDAC), the La Plata County Building Department, and **the La Plata County Engineering Department**. Please provide written responses to address the comments and requests of all referral agencies. The Agency comments are attachments to this letter. CDPHE comments are below. Additionally, La Plata County has included a Fox Tuttle Transportation Group, a 3rd-Party consultant, to evaluate the traffic impacts of the development, the proposed traffic improvements, and the Traffic Impact Study provided in the application materials; their comments are attached.
2. La Plata County did not receive comments from the following agencies but will require their review before a public hearing is scheduled: Durango Fire Protection District, Colorado Department of Transportation (CDOT), US Army Corps of Engineers, , and La Plata County Weed Management.
3. The Sketch Plan Approval for the Durango Village Camp, project number 2022-0259, included a condition of approval that stated, "The Development shall meet fire protection requirements as noted in Durango Fire Protection District's comments dated December 13, 2022, attached herein. ([LUC Sec. 70-2.IV, Fire Protection](#)). Those fire protection requirements include. Those comments are attached.

Plat, Dedication, Easements, and Ownership Comments

1. The northern property line does not match the most recent plat at reception number 1217658 that County staff has access to. At this point, it appears improvements are proposed on the parcel to the north. The site plan gives the appearance that the 45' access and utility easement on the northeast side

of the property, recorded under the plat at reception number 1217658, Easement recordation number 1211135, is within the legal property boundary. For clarity, please revise the line type to show the access drive area as an easement or if there is a more recent Boundary Adjustment that moved the property line, provide documentation of the new property line. Confirm the access easement is adequate for the proposed use of the property.



2. Revise the "Subject Site" acreage calculations on Sheet 22-108 Durango Village Camp, CO_Sketch PLAN 2023-08-01. OR in the site plan, show that the property Boundaries are proposed contingent upon a future Boundary Adjustment being completed. This would need a separate application for a Boundary Adjustment with the northern parcel # 559715100075 as stated previously.
3. The site plan does not show the proposed roadway improvements on Trimble Lane/CR252; these should be integrated into the site plan in order to see the relationship between road and site improvements.
4. The plat recorded at reception No. 1217658 states the easement is non-exclusive; however, because development improvements are proposed within the easement, provide a notarized letter from the property owner, Trimble Storage, LLC. with proof of a designated signatory ([SEC. 62-5, Site Plan Definition](#)). The easement Document recorded under reception number 1219260 does not directly permit improvements for the "grantor" or "grantee" except for the "address rock." (SEC. 70-11 Road Access and Driveway Permits)
5. Show all existing and proposed easements on the landscape and buffering plan, the site plan, and the civil plans. **Easements Shown on landscape plans**

6. There is line work shown on the site plan drawn along the Animas River that is called out as a "50' River Setback". However, the line type for the setback uses the line type of easement rather than a setback per the site plan's legend. The "50' River Setback" line should be revised correspond with the legend.
7. There is linework on the SE Corner of the property that is a combination of two different line types, "Easements" and "Power Line (Relocated);" revise and clarify the line types. ([SEC 62-5, Site Plan Definition](#)).
8. An application for an amendment to the recorded plat at reception number 1217658 with La Plata County will be required to vacate or remove existing easements such as those required by the relocation of LPEA powerlines. In addition, refer to the attached LPEA comments which hold additional requirements. As noted, a plat modification will be required to establish new easements per the comments of HSD and LPEA. ([Land Use Code SEC 67-11.III, Amendments to recorded plats](#)).
9. The Plat amendment will also be required to depict an accurate floodway in the existing conditions exhibit. The floodway on the plat recorded at reception number 1217658 follows the Federal Emergency Management Agency (FEMA) floodway dated August 10, 2010. There is a Letter of Map Revision (LOMR) for this site dated April 9, 2012. The mapped floodway on the site plan does not appear to follow the LOMR for this site or the plat. The Preliminary Flood Hazard Mapping information provided by FEMA scheduled to be released on April 25, 2024, will need to be provided and reviewed by staff before a public hearing is scheduled.
10. The floodway shown on the site plan differs from the floodway shown in the civil drawings; provide clarification or revisions to the documents. It is not apparent that the Park Model units are outside of the floodway, and this is an issue if they are on permanent foundations. ([Sec. 78-23. Basis for establishing the areas of special flood hazard](#)).
11. A Plat amendment will be required to dedicate a public access easement described for the river access area ([70-10.II, Access to Public Lands](#))([SEC. 70-22, Design Criteria For Common Open Space](#)) ([SEC. 70-23, Design criteria for open space, trails and parks](#)).
12. A preliminary plan/exhibit showing all Scottsdale, AZ 85260 proposed easements should be provided for the county and referral agency for review prior to the scheduling of a public hearing. If the Durango Village Camp Application is approved, the County shall apply a condition of approval requiring that a plat modification is recorded before any grading, utility, or building permits are obtained.

Land Use Code Compliance Comments

1. Please submit a finalized design for the river Access and boat "put in". There are multiple alternatives shown in the project narrative that do not correspond to the alternatives provided by the National Parks Service. The site plan also does not show the river access and boat "put in" facility. It's stated in the project narrative that the facility's ownership and operation is not the responsibility of the Durango Village Camp and that Section 18, "Marinas and Boat Launching Facilities", of the State Campground Regulations does not apply. If the design, construction, and land use entitlements are not the responsibility of the Durango Village Camp then it should be removed from the proposal. Otherwise, it should design and include Durango village camp application materials to meet state and county requirements. **This is still a working item. In short, there is no public entity willing to take on this boat put in. Any improvements will be in the future. As it stands, this is the Owner's property and will be maintained in existing condition.**
2. Is it intended that the National Park Service will own and maintain the public access portion? If so, provide documentation from the National Parks Service for the alternatives. The National Park Service will be sent the application during the next review period. The application materials discuss dedicating the river access area. ([70-10.II, Access to Public Lands](#)). **This is still a working item. In short, there is no public entity willing to take on this boat put in. Any improvements will be in the future. As it stands, this is the Owner's property and will be maintained in existing condition.**

3. **Sec. 73-5.III.H** states “. . . The maximum length of stay for a camping party shall be sixty (60) days. Movement from one space within the campground or recreational vehicle park to another shall not waive this limitation.” Although the term “party” is not defined in the code, it is presumed that applies to campers using a recreational vehicle who are not allowed to stay more than 60 days and includes the recreational vehicle. The

permanent placement of an RV, park model, or rv park model is considered a manufactured home park use per the La Plata County Land Use Code and is not in compliance with the requirements for a campground. The permanent placement of structures requires a land use application for a manufactured home park pursuant Sec. 73-15. The ownership program also doesn't meet [6 CCR 1010-9, State Campground Regulations](#), which limits the stay of guests at the campground to 60 days.

Based on the images provided in the application materials and narrative, all three uses/building types appear to have permanent foundations and do not meet the definition of an RV and, ultimately, an RV Park in [SEC 62-5, RV](#). Key characteristics of an RV per the county code include being built on a single chassis; four hundred square feet or less when measured at the largest horizontal projections; designed to be self-propelled or permanently towable by a light-duty truck; and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use. If the proposed "Park Models" are intended to meet the County's definitions of an RV, then describe the uses, operation, size, occupancy load, and construction of the RV Cabins, Park Models, and RV Park Models.

The "Rules and Regulations" document also discusses the "guests and owners' limits of stay" as well as "seasonal stays." Revise the project narrative and the rules and regulations document to be in accordance with the County and state regulations for the limit of stay ([SEC 73-5.III. H](#)).

4. **Sec. 73-5.III.L** states “. . . no permanent or semi-permanent structures, such as cabins, lean-tos sheds or habitable buildings shall be erected in the campground except by the owner of the real property. . . “The narrative provided explains that the park model and RV cabins are intended to be privately owned which is not in compliance with the requirements for a campground and would be considered a manufactured home park by the La Plata County Land Use Code.

The property is located within the General Commercial Zoning District within the Animas Valley Land Use Plan. While tourist-oriented recreational uses (including recreational vehicle parks) are allowed uses by a minor land use permit, a manufactured home park is not an allowed use within the General Commercial land use designation. (Sec. 65-3.XII)

5. **Sec. 73-5.III.P** states “A recreational vehicle park may include one (1) residential dwelling unit for the purpose of providing housing or shelter for the caretaker or supervisor of the park.” The permanent placement of recreational vehicles or park model units is considered a residential unit per La Plata County Land Use Code. Only one type of these structures is allowed.
6. Provide elevation drawings for any proposed permanently placed buildings to ensure conformance with [SEC 70-5.II.D](#), Maintenance of Existing Character.
7. **Sec. 73-5.IV.A.5**. Please provide a statement addressing preparedness and protocol for responding to a wildfire beginning on or in the vicinity of the campground or recreational vehicle park. ([SEC 73-5.IV.A.5, Submittal Requirements](#)).
8. **Sec. 70-6.III**. Individual campsites shall be set back from the public right-of-way (ROW) 25' per Sec. 73-5.III.C. The site plans demonstrate that these setbacks are being met. However, due to the proximity of the campsites to the 25-foot setback, an Improvement Location Certificate (ILC) may be required after construction to ensure the setback is met ([SEC. 70-6.III, Verifying Setbacks](#)). To prevent any incident of constructing campsites that encroach into the 25' setback, staff will recommend a condition of approval requiring pre-construction staking, including a temporary vertical boundary (construction fencing) delineating the 25' setback.
9. **Sec. 73-5.III.D**. Provide dimensions for each RV space. When an RV space is next to a building, show dimensions indicating the recreational vehicles shall be located at least ten feet from buildings and other recreational vehicles on adjacent recreational vehicle campsites. ([SEC. 73-5.III. D, Internal Setbacks](#)).

10. **Sec. 70-6. II.B.** Please demonstrate that all buildings will meet maximum building height requirements in accordance with [SEC 70-6.II.B, Structure height](#).
11. **Sec. 73-5.III.E.3.** The application materials indicate that a 2" commercial tap and ¾" residential tap were purchased from the Animas Water Company. Please provide a statement in the project narrative stating the purpose of the ¾" residential water tap ([SEC. 73-5.III. E.3, Campground Water Supply](#)).
12. **Sec. 73-5.III.E.2.** The Animas Water Company Commitment letter dated July 25, 2023, states that fire protection water supply is not necessarily available. Provide information on how fire protection will be obtained. ([SEC 73-5.III. E.2, Campground Water Supply](#)) ([SEC. 70-4.I.D, Domestic Water](#))
13. **Sec. 73-5.III.G** states, "*Parking areas and spaces shall be provided in semi-developed campgrounds, developed campgrounds and recreational vehicle parks for automobiles, camping or recreational vehicles, boats, trailers and other appurtenant equipment at the rate of at least one (1) space per campsite or recreational vehicle campsite... Parking space shall be provided for the estimated maximum number of users at the rate of one (1) space for four (4) persons...*"

Provide a parking calculation table that correspondences to the Site Plan showing how the proposal is meeting the minimum parking spaces. RVs can reach upwards of 45' in length. The longest RV parking/camping spot is 45'. In some cases, RV occupants will tow a standard passenger vehicle for local travel while leaving the RV at the campground. In this case, and based on the requirements of the County Code, it does not appear that there are enough parking spaces to accommodate all types and lengths of RVs that tow standard passenger vehicles. ([SEC 73-5.III. G, Campground Parking](#)).

14. **Sec. 73-5.III.J** states each campsite or recreational vehicle campsite shall provide at least 900 square feet of space. Provide dimensions for each rv space showing there is a minimum of 900 sf dedicated for that space.
15. **SEC 73-5.III. K** states, "The density of campsites and recreational vehicle campsites shall not be more than twenty-five (25) per acre excluding roads, buildings, and other common use areas." Are the 9.01-acre density calculations provided in the project narrative reflective of the exclusions mentioned in SEC 73-5.III. K, Density? Does the density calculation include each type of site?
16. Demonstrate that the proposed bathhouse meets the minimum number of toilet, lavatory, and bathing facilities per the State Campground regulations Section 12.3. A floorplan of the proposed bathhouse showing and delineating the number toilet, lavatory, and bathing facilities of should be suffice. ([6 CCR 1010-9, State Campground Regulations](#)).
17. Section 13.1 of the State Campground regulation requires service buildings to be located within 400' of every campsite but no less than 10'. The Durango Village camp must add additional service buildings to meet this requirement. In addition, demonstrate that the proposed bath house(s) will meet the state construction standards for campground service buildings outlined in sections 13.2 -13.19. (6 CCR 1010-9, State Campground Regulations).
18. Section 4.7 of the Colorado Campground regulations states, "Walkways, foot bridges or other safe means of passage shall be provided in common use service areas." Walkways should be demonstrated on the site plan, landscape and buffering plan, and the civil plans. ([6 CCR 1010-9, State Campground Regulations](#)). **Connective walkways are shown on landscape plans.**
19. A water station for filling camping vehicle water storage tanks shall be provided at the rate of one station for every 100 campsites. These shall be located not less than 50 feet from a sanitary station. ([6 CCR 1010-9, State Campground Regulations](#)).
20. Where individual water connections are not provided, common-use water faucets shall be conveniently accessible and located not more than 150 feet from any campsite. ([6 CCR 1010-9, State Campground Regulations](#)).

21. Please show the location of picnic tables and fire pits (SEC. 70-4.I.D, Standard applicable to all development) (SEC. 73-5.III. R, Fire Protection) ([6 CCR 1010-9, State Campground Regulations](#)).
22. Please show the location on the Site Plan for the proposed dumpsters, and how it will be screened and designed to prevent overflowing and access by animals. Wildlife and bear containers CPW Comments are included as attachments of this letter. The wildlife analysis states that the site is located in a black bear/ human conflict area, and "Skunks, elk, and bear may occasionally to rarely pass through the parcel as well." ([SEC. 73-5.III. N, Wildlife Impacts](#)) ([SEC 70-3.III, Solid Waste Disposal](#)).
23. Durable, water-tight, easily cleanable refuse containers, sufficient to contain all the refuse shall be provided at each service building, and sanitary waste station or at a central storage area readily accessible and located not more than 300 feet from any camp or picnic site unless provided at the campsite. Refuse containers shall be provided at the rate of eight cubic feet (60 gallons) for each five campsites or the equivalent thereof if containers are provided at individual sites. ([6 CCR 1010-9, State Campground Regulations](#)).
24. The feasibility of the LPEA power line relocation should be demonstrated prior to scheduling a public hearing.

Additionally, it appears the RV spots abutting the County right-of-way will interfere with the existing powerlines. The powerlines appear to have low clearance and may not meet clearance requirements for LPEA due to the height of taller RVs. ([SEC 70-2.II, Utilities](#)). Additionally, Section 4.4 of the State Campground regulations require 13' overhead clearance. ([6 CCR 1010-9, State Campground Regulations](#)).

25. The Site plan should identify the camping unit sites. Please also refer to the DFPD comments provided during the sketch plan review of 2022-0259 for additional information ([SEC 73-5.III. I, Campground Identification](#)).
26. Please provide scaled drawings demonstrating the construction of the proposed trail in the civil drawings. The internal trails need designated pedestrian crossings where they cross a vehicular access or golf cart access point. The Landscape and Buffering Plan shows the details of the proposed trails, however, a similar depiction of trails should be drawn and called out into the site plan, including the proposed fence and width of the trail. Cross-section drawings on the site plan are recommended but not required. Because the trail is in the County right-of-way, it is considered a public improvement ([SEC. 62-5 DEFINITIONS, Public Improvements](#)). The trail will also require a crosswalk across the proposed access drives to the development ([Sec. 74-5.II Additional Road Design And Construction Standards Applicable To Certain Land Use Permits](#)). **Trail in the ROW has been removed and is not required per La Plata County Code.**
27. The trail located in the County right-of-way must be connected to internal pedestrian circulation infrastructure. The trail is nearly connected to the southeast corner of the site but not the northeast corner of the site. Also, internal pedestrian circulation is provided to the campground sites on the southern and western sides of the site but not on the northern and eastern sides of the site, where they should also be provided. ([SEC. 70-11.II, Road Access And Driveway Permits](#)). **Trail in the ROW has been removed and is not required per La Plata County Code.**
28. The lighting fixtures specifications are not full cut-off fixtures. Please propose a new fixture type and revise the photometric plan accordingly. Please also show the property lines on the photometric plan ([SEC. 70-7 Lighting](#)).
29. CDOT access permit approval is required. All County and CDOT access and driveway permits will need to be obtained prior to scheduling a public hearing. ([SEC. 70-11.I, Road Access and Driveway Permits](#))
30. The buffering on the western and southern property line is existing vegetation, but it is not shown on

the landscape and buffering plan. Any existing or proposed landscaping that is being used to meet buffering requirements needs to be shown to ensure all buffering specifications and materials are in

conformance with the Land Use Code ([SEC 70-17.I, purpose](#)). Buffering on the south side of the property line doesn't provide coverage for the entire length of the property. Please remedy this or provide an explanation. **A Landscape Buffer was added to the western property line. The southern property line is adjacent to the Animas river with a community walking path. This area has existing vegetation including, cottonwoods and thick areas of willows. Our hope is to keep this as natural of a path as possible with views to the river. Plants were added to meet buffer requirements at the clubhouse.**

31. Will the existing berm located on the western edge of the property be removed or modified? If so, please show that on the plans. Landscape Berms must meet [SEC. 70-17.III.D, Landscaped Berms](#). **The berm will be removed. Reference Civil drawings for limits of grading. Reference landscape plans for buffer requirements.**
32. In the provided landscape and buffering plan please delineate the type of trees that exist and will not be removed. Are the existing and remaining trees coniferous? Tree plantings shall consist of at least fifty (50) percent coniferous species in order to provide year-round buffering ([SEC. 70-17.III.D.1 Buffer Materials and Specifications](#)). **Per code 10 trees are required along cr 250. 20 are existing. 6 of these are coniferous, however an additional 6 have been provided to insure proper spacing. The buffer now contains 26 trees when 12 are required.**
33. In the landscape and buffering plan, shrubs are difficult to see due to the light-colored line work. Please darken this linework. **Shrubs have been made darker.**
34. The eastern landscape buffer fronting Trimble Lane / CR 252 does not meet the buffering requirements where, for every fifty (50) linear feet of required buffering along each property line, the following plants shall be used at a minimum: One (1) deciduous or coniferous tree; One (1) understory tree; and One (1) shrub. ([SEC. 70-17.III.E, Buffer materials and specifications](#)). There are no trees or shrubs on the south side of the buffer. Additionally, shrubs are missing towards the middle area of the buffer. **See #33 Response. See #30 Response.**
35. Section 4.4 of the State Campground Regulations requires a minimum of clearance of 3' from trees, brush, and other obstructions ([6 CCR 1010-9, State Campground Regulations](#)). The proposed vegetation in the landscape and buffering plan doesn't appear to meet the clearance requirements. Provide dimensions on the landscape and buffering plan to demonstrate that the clearance requirements are met. **We see the intent of the code is being met. Concerning the graphics, these are much larger than what will be installed. All proposed trunks are substantially more than 3'. Canopies, per 4.4 6 CCR 1010-9, State Campground Regulations are to be maintained with 13' clearance above roadways. The intent of the code is to provide clearance for RV's. Some existing tree canopies (and some proposed) do over hang parking spaces. This does mean that the canopy will be kept above 13'. There is great value with the tree adjacent to a campsite.**
36. Are there any signs proposed along Trimble Lane/CR 252? If so, submit the information in accordance with [SEC. 70-20, Signs](#). **Yes, a monument sign is planned for CR 250. RE landscape plans for location and detail.**
37. The Land Use Code provides compatibility criteria that don't appear to be met. , specifically [70-5.III.D, "Maintenance of existing character"](#). The density of the proposed RV park does not correspond to the density of the Dalton Ranch subdivision to the north and the west and the large lot of agricultural properties to the south and the east.

Furthermore, per the code, it could be stated that "the surrounding area's characteristics are already changing to such a degree that it is in the public interest to encourage a new use in the area." However, the RV park and mobile home park developments are concentrated along US Highway 550. They are buffered from the eastern neighborhood through the highway, the golf course, other single-family homes, and agricultural open space. Therefore, this type of use in its current form, in

combination with its density, does not meet the 70-5.III.D, "Maintenance of existing character."

Where conflicting land uses are proposed, the applicant shall identify mitigation for all potential adverse impacts sufficient to achieve each of the following [list contained in Section 70-5.III.D]. Please provide a response explaining how the density and location of the use maintain the existing character of the area or revise the proposal to be in conformance with the section of the code.

38. Show how snow storage will be handled on the landscape and buffering plan ([SEC. 70-18.VI.F, Off-Street Parking](#)). **Snow storage is shown on the plans.**

Department of Public Health and Environment -Division of Environmental Health and Sustainability
Campgrounds and Recreation Areas- 6 CCR 1010-9

1. Please demonstrate that each campsite provides at least 900 square feet of space ([6 CCR 1010-9,](#)

[State Campground Regulations](#)).

Public Comment

A neighborhood meeting in accordance with SEC 66-11.IV will be required. The meeting will be scheduled following the second compliance submittal. County staff has reviewed the public comments and provided a summary below. Please respond to these comments. All of the comments received are in opposition to the proposed RV Campground/Park for the following reasons:

1. The proposed cabins and park models do not meet the definition of an RV and appear to be permanent structure resorts, mobile home parks, or tiny home parks. The proposal is misleading and inconsistent. The Village Camp owner has other models across the country that allow owners to stay up to 180 days under their ownership option. These will eventually become second homes for guests, hotel type use, or Airbnb/VRBO. This is not allowed by the La Plata County Land Use Code.
2. The rural character of the area will not be maintained if the development is approved.
3. Based on the proposed construction of the cabins and park modes, they will not meet floodplain regulations.
4. Vehicle queuing on the weekends and during peak hours will be unsatisfactory for the surrounding residents and commercial land uses. Additional roadway infrastructure should be required. There are 50 new homes currently being constructed for the Dalton West Subdivision, and the addition of both developments will put a strain on the Dalton Subdivision intersections and US Highway 550. The driveway intersection for the Trimble Crossing commercial center will not be compatible with the proposed RV traffic entering and leaving Trimble Lane.
5. The density of the use is not compatible and does not match any of the surrounding uses.
6. RVs entering their campsite in the middle of the night will be disturbing to adjacent residents.
7. The proposal will push the Hermosa Sanitation district to capacity. The burden of improvements required to the Hermosa Sanitation District wastewater treatment plant will be a burden on the Animas Valley Residents due to upgrades and increased maintenance costs.
8. The County should issue a Lodging tax for campgrounds similar to ski resorts.
9. The density and number of new lighting fixtures added to the neighborhood are incompatible. No other land use in the neighborhood has this much lighting. The lights from the RVs will also be a nuisance.
10. Bicyclist safety on Trimble Lane, a popular biking route, will be compromised due to increased traffic, especially considering that large vehicles are the primary traffic contributors. RV Park users will not be familiar with the traffic patterns and the use of Trimble Lane as a cyclist's route. They, therefore, could create bicycle-pedestrian/vehicle traffic conflict areas. The developer's Trimble Lane improvements will not provide adequate bicycle accommodation and they should provide a bike path. The curved roadway creates limited visibility.
11. Increases in traffic and noise will have impacts on wildlife migration corridors in the surrounding areas and along the Animas River. Noise will be generated after the quiet hours by guests entering/arriving at the campground with things such as loud engines and backup alarms or vehicle motion alarms. Power generators will create additional noise.
12. The intensity of the use should require evaluation under a major land use permit.
13. Wildfire evacuation operations will be compromised due to the increased traffic generated by the RV Park. The proximity of campfires to RVs and the Park models will increase fire hazards and be dangerous to the visitors of the park and the surrounding neighborhoods.
14. The approval of the park will create precedence of approval for future high-density developments.
15. The approval will increase roadway maintenance costs for surrounding residents.
16. Intense development increases home insurance costs for applicants.
17. The rural nature of the area is being diminished.
18. There are already enough RV parks in the Animas Valley.
19. The RV Park creates an unnecessary strain on the emergency services.
20. The development will create a reduction in property values for Dalton Ranch.
21. The RV Park will impact and alter the nature of the floodplain.
22. The development will create a strain on the Animas Valley water supply.
23. Roberts Resort is NOT in keeping with stated goals (quoted per Animas Valley District Plan), such as

quality of the environment is very important with emphasis on retaining open space, natural views, quality of water and aquatic life, wildlife resources (winter range in particular) and a healthy natural environment; Preserve the lower density rural atmosphere by maintaining the separation between urban Durango and the more rural Animas Valley; Regulate the use of land resulting in changes in population density based on the impact of the development on surrounding areas and the community.

24. Affordable housing or single-family homes at this location would be a better use of the land.
25. The vision of the Animas Valley District created by the residents is not being acknowledged or upheld with the proposed development.
26. The sketch plan proposal meetings presented that there will be trees and vegetation internal to the property; however, none are shown.
27. The application has changed from its sketch plan proposal.
28. Left-turn acceleration lanes should be added for large vehicles exiting the campground. Sight triangles at the southern access driveway/river access should be reevaluated; the access drive is too close to the bridge and creates a safety hazard.

Other

1. The Mineral Estate Owners and Lessees Verification documents need to be corrected because the information is illegible.

Proposed Conditions of Approval

1. To prevent any incident of constructing campsites that encroach into the 25' setback, pre-construction staking for the RV sites abutting the County ROW shall erect a temporary vertical boundary delineating the 25' setback prior to beginning construction([SEC. 70-6.III, Verifying Setbacks](#)).
2. Prior to land use permit approval, a plat amendment must be recorded to address public dedication easements, the floodway, utility easements, and County right-of-way maintenance easements shall be obtained ([Land Use Code SEC 67-11.III, Amendments to recorded plats](#)).
3. A performance guarantee for landscape and irrigation shall be executed prior to the issuance of any building permit ([SEC. 70-17.IV, Guarantees and Maintenance](#)).
4. All campground rules and regulations proposed by the applicant to meet the requirements of the land use code shall not change unless otherwise approved by the County.
5. All outdoor lights shall be extinguished by no later than 10:00 p.m. ([SEC. 70-7.II.F](#))
6. Prior to a public hearing, an agreed upon lease agreement must be in place for the improvements proposed within the County right-of-way the outlines the maintenance and agreement place for the improvements.

If any requests or statements made by La Plata County are inaccurate, please provide a detailed response in a formal response letter. Revisions, additions, and corrections to application materials in response to staff's compliance review shall be submitted within 120 days of the date of this letter. The required information shall be submitted electronically and include a comprehensive response outlining how each of the above items has been addressed, along with all additional revised and/or supporting documentation. Please note that when new information is provided, staff may provide new comments and requests.

Please let me know if you have any questions at tez.Hawkins@Baselinecorp.com or 970-688-2175.

Sincerely,

Tez Hawkins, Planner

Attachments:

1. Fox/Tuttle Transportation Comments
2. CPW Comments

3. HSD Comments
4. LPCPH Comments
5. LPEA Comments
6. CDPHE Comments
7. DFPD Sketch Plan Comments
8. AVRDAC Comments
9. **LPC Engineering Comments**