

Roberts Proposal Update, 2nd Submittal

- First of all, we want to thank those of you who recently submitted comments on the County portal for Robert's 2nd submittal. We provided a link to the documents on our website, you did your research and responded with your findings. We have read all the comments, and they cover the continuing compliance issues very well.
- **1st Submittal, Some Very Brief History.....**
Some of you may remember the 1st submittal in the early part of 2023, it started out with 257 RV stalls, 49 cabins, which totaled 306 sites, a club house, office, small store, & river put-in.
- **1st Submittal Numerous non-compliance issues:** After the Planning review of the 1st submittal, numerous compliance issues were found with our Land Use Plan: Tez Hawkins, the Contracted Sr. Planner, found 38 compliance issues and listed them in his report: So, just to list a few.....
 - Not in keeping with the "Maintenance of Existing Character."
 - Maximum length of stay (60 days, not 120 or 180).
 - Park Models are not allowed.
 - Animas Water Co. states, Fire Protection water supply is not necessarily available.
- **Compliance letter:** Also in the Compliance Review, Tez summarized all the public comments down to 28 concerns and asked that Roberts respond to each of these. Here are a few:
 - Rural character of the area will not be maintained.
 - Density is not compatible and does not match surrounding area.

- Bicycle safety on Trimble Lane
 - Increase in traffic
 - **Please read them, they are yours.**
- **2nd Submittal:** In our research of the 2nd Application Submittal, we found it confusing: You have the Village Camp Narrative and the Site Application which have conflicting statements. These are our concerns.
 - One doc. states “RV stalls and/or **Park Model Homes**”
 - The other doc. states “275 RV Stalls, 1 Club House & 1 Bath House, no Park Models are mentioned.
 - And please note that out of 275 RV sites, 214, the majority, will be 30 foot back-in sites. That’s a lot of small pads for a luxury RV Resort. We feel the plan is to add Park Models.
 - **Compatibility issues in the 2nd submittal, specifically with our Land Use Code (70-5.III.D), “Maintenance of Existing Character”.** This was also called out in the 1st compliance review by Tez Hawkins.
 - It reads, “This type of use in its current form, in combination with its density, does not meet Maintenance of Existing Character.”
 - Density does not correspond to surrounding neighborhoods.
 - **Compliance Issues with the 2nd submittal by the agencies who have responded and again, our research:**

- **Fire:**
 - The recent report from the Durango Fire Protection District (dated 3/4), states the 2 access roads are too close together, So per our Land Use Code “Secondary access does not meet remoteness of the parcel”. This will impair emergency vehicles from accessing the site and vehicles from exiting. No fire preparedness plan, Fire Flow is required, but not enough hydrants (they show 7, there should be 11). These are all the same issues mentioned in the first report from DFPD and some of these issues violates the National Fire Protection Association code.
- **Traffic Impact Study**, completed by Roberts team is still incomplete. It states, “traffic volume is not expected to significantly impact roadways.” We disagree. No sidewalks or walking paths are mentioned. Mr. Roberts had previously stated he would add these for safety. No mention of the South Dalton Ranch neighborhood which has sight distance limitations when exiting onto CR 252 onto a curve. Also, South Dalton only has one exit onto CR 252, so in the event of an emergency residents would be stranded at the entrance.
- **Water:**
 - No mention that Animas Water Co. cannot guarantee Fire Flow.
 - No fire suppression system on site from what we can see from specs.
 - Storm Water Management Plan. We could find no details as to how this water will be tested for quality before being released into the river from the detention ponds. The possibilities for contamination are very high.

- **Sanitation:**

- This Property, to our knowledge, has not been incorporated into our Hermosa Sanitation District.
- We are close to capacity and any new developments should pay their fair share to upgrade. The total costs should not be the burden Animas Valley residents.

- **Lighting:**

- 1st submittal mentioned 29 light poles across 38 acres along with poles at individual sites.
- 2nd submittal schematics are unreadable, so how many poles or has it changed.
- So, we have 275 RV lights & light poles, with no mention of our Dark Skies or any lights out policy. Roberts' submitted Rules & Regulations from his other various RV parks, and do not cover Durango regulations.

- **River Put-in:** This has been taken out of the 2nd submittal and a pause in accessibility to the river will be in place. The river put-in has been in use for decades, by locals.

- **In summary,** the 2nd submittal is still under review by contracted Sr. Planner, Tez Hawkins for completeness, and from our research, it appears the recent submission only covers about 16 out of 38 issues raised by Tez. This 2nd submittal is still sloppy at best, so we will patiently wait to see the completeness review report.

- **Application Comments** are still being accepted, so keep them coming. We had approx. 90 comments from the first go around, so let's meet or exceed this number.

- **Next-Steps:**

- Neighborhood Meeting: **It is on, Tuesday April 29th, 5:30 – 7pm at the County Extension Office at the Fairgrounds (2500 Main Ave.).** Please plan to show-up and pack the room!
- Just a note, Please remember to be polite, as civil discourse is much more effective than confrontation.
- Depending on the Compliance review, the Planning Commission Meeting will follow the neighborhood meeting, where they will vote on this first phase.
- Board of County Commissioners Meeting. The Planning Commission or Tez Hawkins in his Compliance Review Report could call this up BoCC. We are hopeful this will be the case; it's a second set of eyes & scrutiny on the proposal.
- As soon as we hear any word regarding a Planning Commission and Board of County Commissioners meeting, we will get the word out, so please be prepared at a moment's notice. And again, attendance, attendance!
- **In closing, I would like to leave you with this,** Remember, our Land Use Code must be adhered to and our District Plan respected. Just because a developer meets zoning requirements does not mean the proposal should be a slam dunk to County approval. There is a process and we are going through that process, now. Your submitted comments, letters to the editor and presence at all meetings are your voice for the future of how we want the Animas Valley to look & feel for generations.

Thank you!

Brenda Fernandez