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# Village Camp Durango Project Narrative

La Plata County, Colorado

December 9, 2025



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**Dear Lynn,**

The Village Camp Durango Development Team is pleased to submit our third application for a special land use permit on property we own within the Animas Valley. This project has been a journey, beginning with the properties' General Commercial Rezone on May 5<sup>th</sup>, 2020, to a Sketch Plan approval January 12<sup>th</sup>, 2023, to now submitting for what we hope is our final land use permitting step.

This project narrative provides details about the Village Camp Durango development project. The narrative summarizes our application, property information and history, site plan, proposed uses and design. The narrative also explains how the project will be served by agencies in the valley, including emergency services and utilities. Our team is proud of the work we have done to collaborate with local agencies and ensure that our designs mitigate impacts and align with the needs of our electrical, water and sewer providers. This being our third submittal, we also appreciate your staff's feedback and efforts to help mold this development into one that better aligns with the County's land use code. This narrative also helps to explain changes in our site plan, operations, and maintenance as our project evolved with each new submittal.

Our team recognizes that this project has received dozens of public comments and concerns. This is large commercial development within the Animas Valley, and we are sensitive to the fact that the valley's residents are worried about how this development could impact their quality of life. That is why we have carefully read each comment received over the past three years, including the comments made during our two neighborhood compatibility meetings, the most recent one held on April 29<sup>th</sup>, 2025. The project narrative includes a summary of these public comments, organizing them into key themes. The Durango Village Camp team has then responded to each theme, helping to answer how our development project's studies, designs and collaborative work with the County, the water and sewer district, LPEA, the Fire District, and other agencies helps address these public concerns.

We are confident that this development will yield positive impacts to La Plata County and the Animas Valley. Village Camp Durango will help transform what was historically an industrial area into a commercial amenity that can be enjoyed by all the County's residents and visitors. Our design is environmentally conscious and adheres closely to the adopted plans and codes governing development in the Animas Valley. We also believe that this development will advance the County's comprehensive plan and act as an economic catalyst, drawing in new property tax, sales tax and lodging tax revenues, all the while mitigating impacts that detract from the Valley's quality of life.

Sincerely,

**Andrew Arnold**

Founder | Principal

Pioneer Development Company

Durango, Colorado

CC: Scott Roberts

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# Proposal and Information

## Application Summary

Durango River View RV Resort LLC is applying for a Special Use Permit in the Animas Valley to begin construction on the Durango Village Camp. Village Camp is a Roberts Resorts brand that provides unique Outdoor Recreation experiences in select destinations across America. Village Camps can be found in Truckee, California and Flagstaff, Arizona, with new properties acquired in Park City and Moab, Utah.

The Durango Village Camp will provide a state-of-the-art, low-intensity, tourist-oriented recreational use within La Plata County and in the process rehabilitate a former industrial area. The subject site is a former gravel crushing plant that remains under-vegetated and underutilized. The Durango Village Camp design emphasizes landscaping, revegetation, and revitalization of property. It is a modern take on an RV Resort, one that focuses on outdoor recreation, environmental sustainability, community compatibility, and showcasing all that makes Durango and La Plata County special. Village Camp also includes a detailed Operations Plan and Rules and Regulations that will govern business operations.

This narrative will explain the development’s special use permit application, including how Durango Village Camp meets all the County Code Requirements, while also aligning with the adopted Animas Valley District Plan, the Animas Valley General Commercial Zone and the La Plata County Comprehensive Plan. The Narrative will also reference specific submittal items that are included within the Submittal Packet.

## Property Information

**Owner/Applicant:** Scott Roberts – Managing Director of Durango River View RV Resort LLC

**Agent:** Andrew Arnold, Pioneer Development Company

Property Information	Description
<b>Address</b>	876 County Road 252 Durango CO 81301
<b>Parcel Number(s)</b>	559715100076, 559715100077
<b>Lots</b>	Lot 1A-B and Lot 1A-C
<b>Acreage</b>	Total = ~36.48 Lot 1A-B2 = 34.06 Acres Lot 1A-C2 = ~2.42 Acres ROW, Buildings, Common Areas = ~6.2 Acres
<b>Current Zoning</b>	General Commercial
<b>Proposed Use</b>	Low Intensity, Tourist Oriented Recreational Use
<b>Proposed Units/Density</b>	274 RV Stalls 1 Clubhouse 1 Bathhouse Gross Density = ~7.51 Net Density = ~9.05
<b>Animas Valley Plan Designation</b>	General Commercial
<b>Legal Description</b>	Section: 15 Township: 36 Range: 9 TR IN NE/4

## Site Characteristics

Durango Village Camp is located on two parcels that once housed an industrial gravel crushing operation. Durango Village Camp will rehabilitate these properties through its development, helping to vegetate the area with landscaping and buffering while also providing a higher and better use to this vacant, former industrial site. These uses align with the Animas Valley's Zoning and La Plata County's Land Use and Development Code.

The subject parcels are owned by Durango River View RV Resort, LLC. Durango River View RV Resort LLC purchased these parcels in January 2023 from Diaga LLC following the Special Use Permit's Sketch Plan approval. The Parcels were labeled Lot 1A-B and Lot 1A-C as part of the Diaga Subdivision Plat. As part of this application, a Boundary Adjustment Plat was submitted. This Boundary Adjustment would effectively relabel these Lots to Lot 1A-B2, and Lot 1A-C2. This boundary adjustment will be executed as a condition of approval.

The subject parcels are located within the Animas Valley and zoned General Commercial. The Animas Valley is the only district within La Plata County that regulates land use through Euclidian zoning. The General Commercial Zone lists specific uses that are permitted as "special uses" under the County's Code. Durango Village Camp's proposed use of a low intensity, tourist Oriented, Outdoor Recreation, RV Resort aligns with the Special Use Category "Low-Intensity, Tourist Oriented Outdoor Recreational Uses". The Durango Village Camp will develop a modern, luxury RV Park, which is defined by La Plata County's Land Use Code as a permitted use within the General Commercial Zone.

Durango Village Camp will include RV stalls as well as high-finish facilities such as a Clubhouse and a Bathhouse. Durango Village Camp's design emphasizes landscaping, buffering, and public amenities as part of their development characteristics. The landscape and buffering plan prepared by PEAK Land Design aligns with La Plata County Code requirements. The architectural designs for the Clubhouse and the Bathhouse are also designed to be compatible with the Animas Valley's architectural elements. Durango Village Camp seeks to align with the community character of the valley, while also offering public river access via riverfront trails and multi-use trails within the property and along its County Road 252 frontage. The project will also reconfigure County Road 252,

The subject property is bounded by the Animas River, Hermosa Sanitation District's Sewage Treatment Plant, Trimble Storage, the Dalton Ranch Golf Course, and County Road 252. Across the road and the river are additional light industrial parcels. This buffering separates the subject property from being immediately adjacent to private residences.

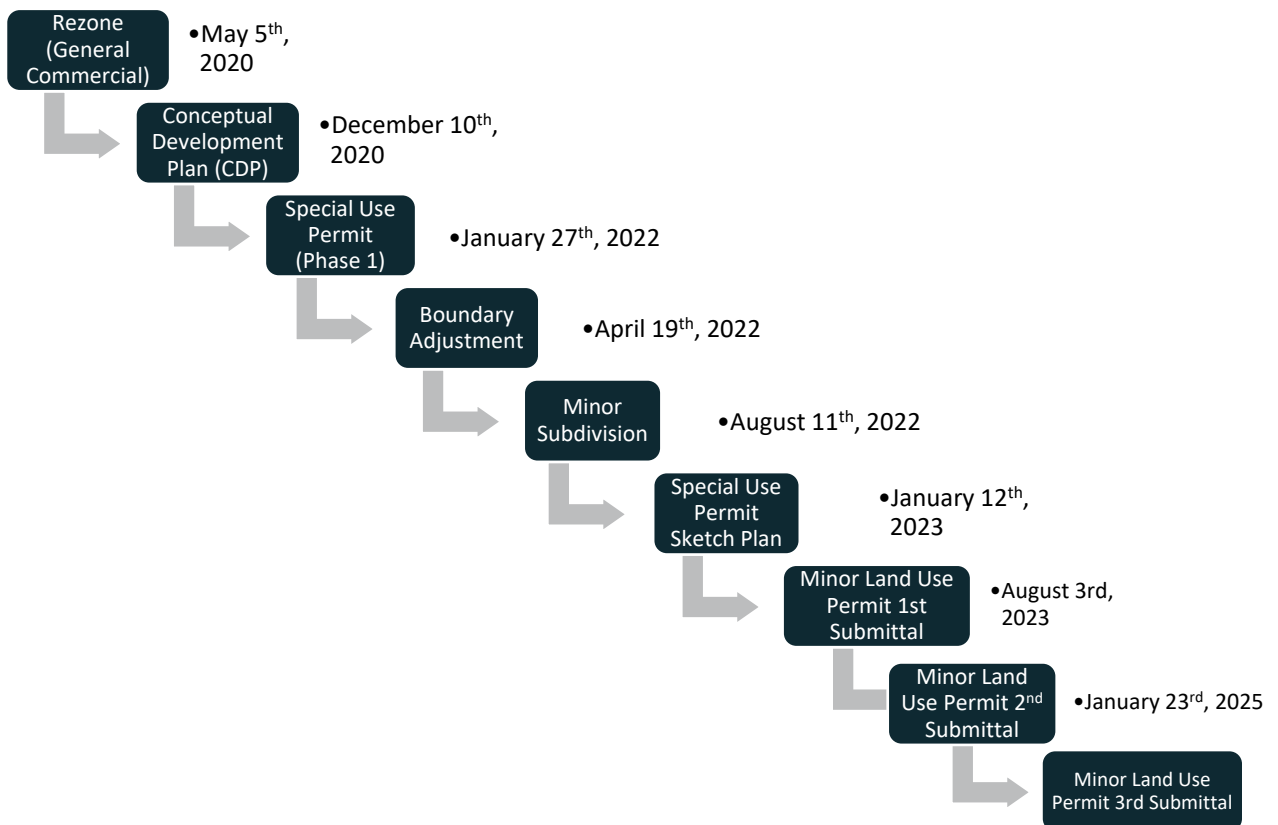


## Existing and Historic Uses

The subject area's historic use was an industrial gravel crushing operation and gravel pit. The property was formally owned by Four Corners Construction, a subsidiary of Old Castle Infrastructure - one of the world's largest building material providers. The gravel crushing and gravel pit predates the Trimble Crossing development, including the Dalton Ranch Golf Course and the Dalton Ranch residences. The industrial operation on this site has remained dormant for over a decade. Other historic uses of a less impactful nature include the river-put in on the site's southeast corner, closest to the Animas River and County Road 252's Bridge. This river put in has been used illegally by locals for decades and has never been formally developed.

On May 5th 2020, the property was rezoned from Industrial to General Commercial. A Conceptual Development Plan (CDP) was also recorded December 10th 2020, one that identified areas for outdoor commercial storage and tourist oriented, outdoor recreation uses. RV Park photos were included within the CDP. On January 27th, 2022 the site received approval for a Special Use Permit to develop outdoor commercial storage. This permit approval was then followed by a boundary adjustment with Hermosa Sanitation District's sewage treatment plant. On August 11th, 2022 the property was subdivided into three lots, two are the subject sites for this project. Lot 1A-A is currently being developed into "Trimble Storage" by a different landowner and developer. The subject parcels are currently vacant and underutilized. There are no formalized uses on either parcel.

## Land Use Development History



## Minor Land Use Application Timeline



## Proposed Uses

The Village Camp development represents an outdoor recreation, tourist-oriented RV Resort. When applying the La Plata County Land Use Code, this use is best characterized as a low-intensity, tourist oriented, outdoor recreation use and defined as an RV Park. This type of use is listed under the uses allowed by special use permit within the Animas Valley district’s General Commercial zone.

### Special Uses Permitted in Animas Valley’s General Commercial Zone

- **Low-Intensity, Tourist Oriented Recreational Uses**
- Motels
- Restaurants
- Outdoor Entertainment
- Professional Office Buildings
- Plant Nurseries
- Sale of Goods hand-produced or hand-assembled on site
- Neighborhood-oriented businesses
- Public/quasi-public facilities
- Telecommunication facilities
- Marijuana Facilities

### Low-Intensity, Tourist Oriented, Recreational Uses Defined:

“As applied to the AVLUP only, this use classification includes golf courses, driving ranges, **RV parks**, riding stables, fishing ponds, campgrounds, glider ports of no more than six (6) planes (maximum of two (2) fixed wings, four (4) gliders). This use classification shall not include amusement parks, shooting ranges, miniature golf courses, bowling alleys, video arcade amusements, or drive-in theaters.”

### Village Camp Design and Specific Uses

Specifically, the use being proposed is for a Recreational Vehicle (RV) resort. Village Camp will feature 274 RV Stalls throughout the site, One (1) Clubhouse and One (1) Bathhouse. The site plan includes the required space for parking (Per 73.5.115.G) and refuse containers. The specific breakdown of RV spaces and amenities is listed below and are included within the submitted site plan.

## Village Camp - Development Program Summary

RV Sites	Development Program
Pull-Thru Sites	17
Back-In Sites (40-ft)	13
Back-In Sites (45-ft)	19
Back-In Sites (35-ft)	12
Back-In Sites (30-ft)	213
<b>Total</b>	<b>274</b>
Amenities	
Clubhouse (~4,500 SF)	1
Bathhouse	1
Parking	
Total Parking at RV Sites	529 Spaces
Total Amenity Area Parking	27 Spaces
Total Golf Cart Parking	16 Spaces

Village Camp’s sketch plan was originally approved for 306 RV Sites. Although this number would have satisfied La Plata County Code and State Regulations regarding RV Park Density (25 units per net acre per 6CCR 101-9 Section 5.3), the development team elected to lower the total number of sites to enhance the project’s compatibility with the community.

With 274 spaces, Durango Village Camp’s density estimates are now 9.05 Units per Acre. Being a commercial development, there are no County density standards aside from State Campground regulations (which the county has adopted). This updated site plan proposes a density that is only ~36% of the State and County’s allowable density. The uses, parking and amenities are in alignment with the County’s description of an RV Park. Village Camp will not allow tent camping. Its layout is designed to create a vibrant and modern tourist oriented, outdoor recreation experience for visitors to La Plata County and Durango.

Other uses throughout Durango Village Camp will include walking trails and paths, and public river access along the Animas to allow for fishing and watersports, and improvements along County Road 252. These

improvements include shoulder widening, as well as turning lanes, that will improve CR 252's multi modal connectivity, and improve traffic safety. These changes were recommend by the submitted traffic study, and the County's third-party review. It should be noted that the development team explored a multi-modal path along County Road 252, however, this project would need to be led by the County, since the improvements would occur within County ROW. There is a chance that the project's impact fees could help fund this improvement, provide the County decides to construct it.

The development team has also worked on strategies to permanently make the historic (and technically illegal) River Put-In in the southeast corner of the site open to the public. The development team has worked closely with the San Juan Citizens Alliance, the County, the City of Durango Parks and Recreation Department, Colorado Parks and Wildlife, as well as the National Parks Service to orchestrate an agreement to make the River Put-In area permanently accessible to the Public. The National Parks Service has even generated conceptual drawings of this future River Put-In.

Despite these efforts, the development team has been unable to identify a public entity willing to take ownership of the land surrounding the River Put-In. Until a public entity is willing to take ownership of the parcel, all designs and public accessibility for the river put-in are being paused. Roberts Resorts will remain committed to providing the land to a public entity to make this concept plan a reality. At this time, the project submittal does not include any formalized plans for the River Put-in. It should be stated that the Site Plan, access and engineering have been designed around this River Put-In area to make its future transfer more efficient. Village Camp has purposely avoided developing Parcel #559715100077 (Lot 1A-C in the Diaga Subdivision) to maximize the potential of a future public private partnership

## Village Camp Rules and Regulations

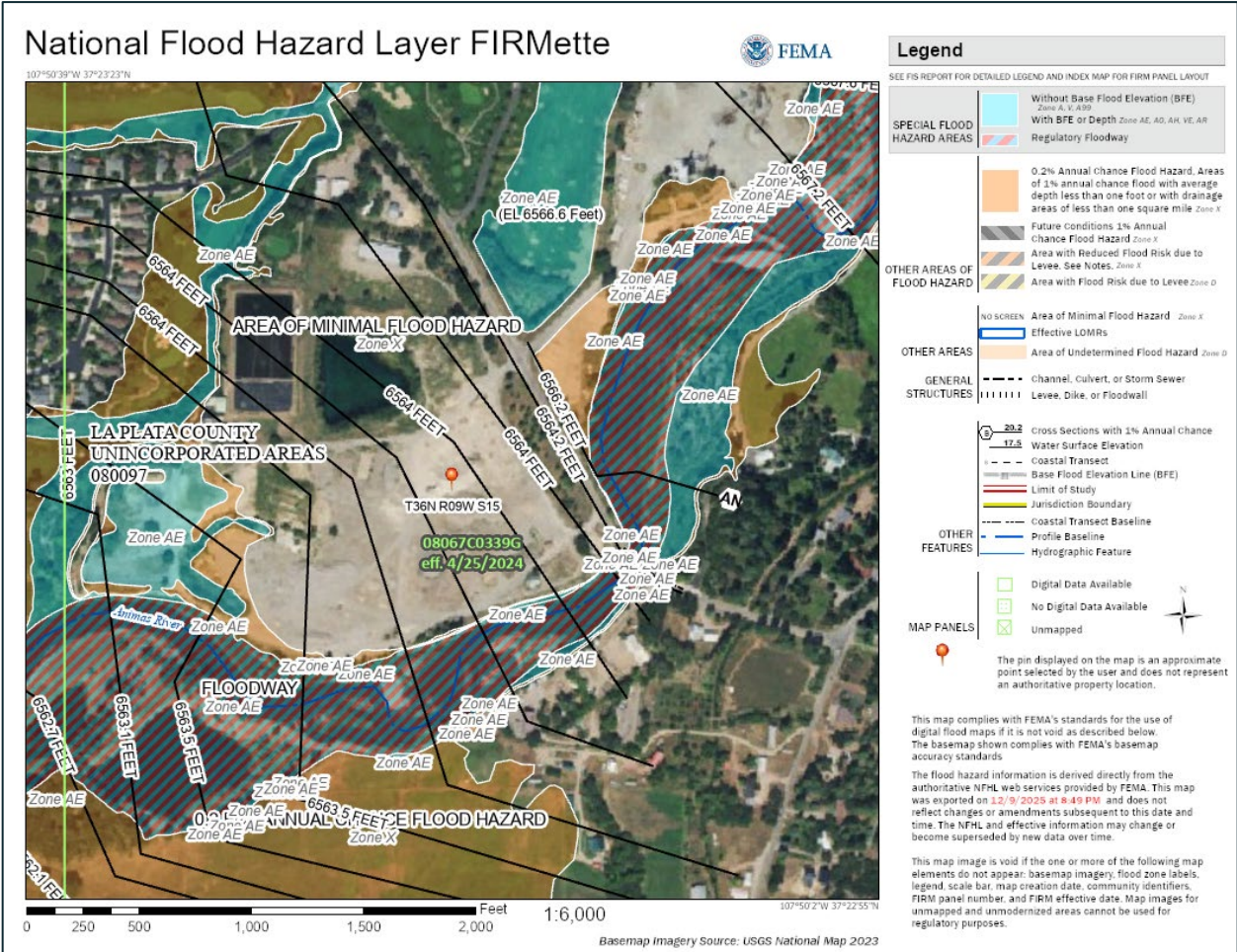
Durango Village Camp will be governed according to its Operations Plan and Rules and Regulations. Both documents have been submitted to the County as part of the Special Use Permit application. Durango Village Camp's Hours of Operations are from 8:00AM to 8:00PM Monday through Sunday. Quiet Hours are from 10:00PM to 8:00AM. Quiet Hour Enforcement is outlined within the Durango Village Camp's Rulebook - Rule 8, Parts A through D. Dependent Camping Vehicles will not be allowed or accommodated within the RV Sites. Supporting vehicles may be permitted, provided that the RV site is occupied by an independent camping vehicle and that site's parking can accommodate the dependent vehicle:

The Durango Village Camp anticipates 8-10 Employees as regular full-time staff:

- a. General Manager (Regular Full Time)
- b. Assistant General Manager (Regular Full Time)
- c. Housekeeping Manager (Regular Full Time)
- d. Front Desk Agent (Regular Full Time)
- e. Front Desk Agent (Regular Full Time)
- f. Front Desk Agent (Regular Part Time)
- g. Housekeeper (Regular Full Time)
- h. Housekeeper (Regular Full Time)
- i. Maintenance Technician (Regular Full Time)
- j. Maintenance Technician (Regular Full Time)

# Drainage and Floodplain

Village Camp is impacted by the Animas River and its 100-year floodplain. The recent floodplain update has removed a majority of the site out of the 100-year floodplain. However, the western boundary of the site is still impacted by the 100-year floodplain in specific areas, as illustrated in the FEMA FIRMette copied below. A full FEMA FIRM is included in the Narrative’s appendix. All development within the 100-year floodplain will be subject to the County’s floodplain development permit and regulations. It should be noted that RV Stalls are permitted within the 100-year floodplain.



Village Camp’s drainage is designed according to La Plata county’s land use code. The goal for this development is to drain stormwater safely and effectively. Stormwater detention and water quality measures have been incorporated into the engineering plan set. This plan set is included as part of the Village Camp application. The Drainage Study’s conclusion reads, “The proposed project includes the re-development of a historic gravel pit for the proposed Village Camp Durango Development. The site will include new gravel and asphalt drives, amenity areas, and RV Sites. The site will largely drain via a network of grass lined swales and culverts. Four extended detention basins were designed to provide water quality treatment for the proposed site. All conveyance via swales and culverts has been analyzed and deemed adequate to convey the 10-year event.”

## Water Infrastructure and Service

Durango Village Camp's water demands will be served by Animas Water Company. Animas Water Company has approved a Main Line Extension and provided a Will-Serve Letter to provide water service for our proposed project. Detailed Engineering Plans are submitted as part of this application. Village Camp worked collaboratively with Animas Water Company and their engineer to design central water services that align with their agency's recommendations and best practices. Animas Water Company has preliminarily reviewed Village Camp's site plan, demand, and infrastructure layouts, and has signaled they are acceptable. AWC will finalize its review during our applications Agency Review period.

Specific Comments received by AWC and answered by the Development Team's engineer (SEH Inc.) are included in this application and as part of the narrative's appendix (Comment Response and Resolution Sheet).

## Sewer Infrastructure and Service

Durango Village Camp's sewer demands will be served by the Hermosa Sanitation District. Hermosa Sanitation District has provided a Will-Serve Letter to provide sewer service to our proposed project. Detailed Engineering Plans are submitted as part of this application. Village Camp worked collaboratively with Hermosa Sanitation District and their engineer to design central sewer services that align with their agency's recommendations and best practices. Hermosa Sanitation District has preliminarily reviewed Village Camp's site plan, demand, and infrastructure layouts, and has signaled they are acceptable. HSD will finalize its review during our applications Agency Review period.

Specific Comments Received by HSD and answered by the Development Team's engineer (SEH Inc.) are included in this application and as part of the narrative's appendix. (Comment Response and Resolution Sheet).

## Access/Traffic

The intended route to Village Camp is from US Hwy 550 through Trimble Lane to County Road 252. This route also connects with additional county roads and will provide redundancy for emergency access vehicles. A CDOT Access Permit has been reviewed and finalized and is awaiting final signatures.

Durango Village Camp has adequate access and will not require secondary or emergency access routes. The access points have been reviewed by the Fire District and they have confirmed that their spacing and number is adequate. The Development will utilize an access point on its northern boundary (Parcel 559715100076) that connects with County Road 252. This access also connects with a shared road that has been granted access and utility easement. A copy of this shared easement and improvements agreement is included in this submittal application packet. Its reception number is #1211135. This easement's width is 45-feet and is called out on the site plan. Hermosa Sanitation also has access to this shared road easement.

Durango Village Camp's second access point to County Road 252 is towards the southernmost portion of the property's western boundary, near the County Road 252 bridge. Parcel 559715100076 can also utilize access via an access easement which crosses parcel 559715100077. The site plan demonstrates an internal road network that will improve circulation throughout the property, providing better access to both access points. No other neighboring parcels will be utilizing these easements, access points, or internal road networks.

Durango Village Camp will provide parking in addition to its RV Stalls per County regulations (73.5.111.G). These regulations indicate that there is only 1 space per campsite at a rate of 1 space per four persons that shall not exceed 100 spaces per acre. The project's total RV Site Parking count is 529 spaces. This equates to 14.50 spaces per acre. There are also two ADA parking spaces located at the Clubhouse. There are 16 shared parking spaces that can be used by visitors to Durango Village Camp near the clubhouse, seven parking spaces in the amenity area, and also 4 spaces located at the bathhouse. The site plan also contemplates 16 golf cart parking spaces.

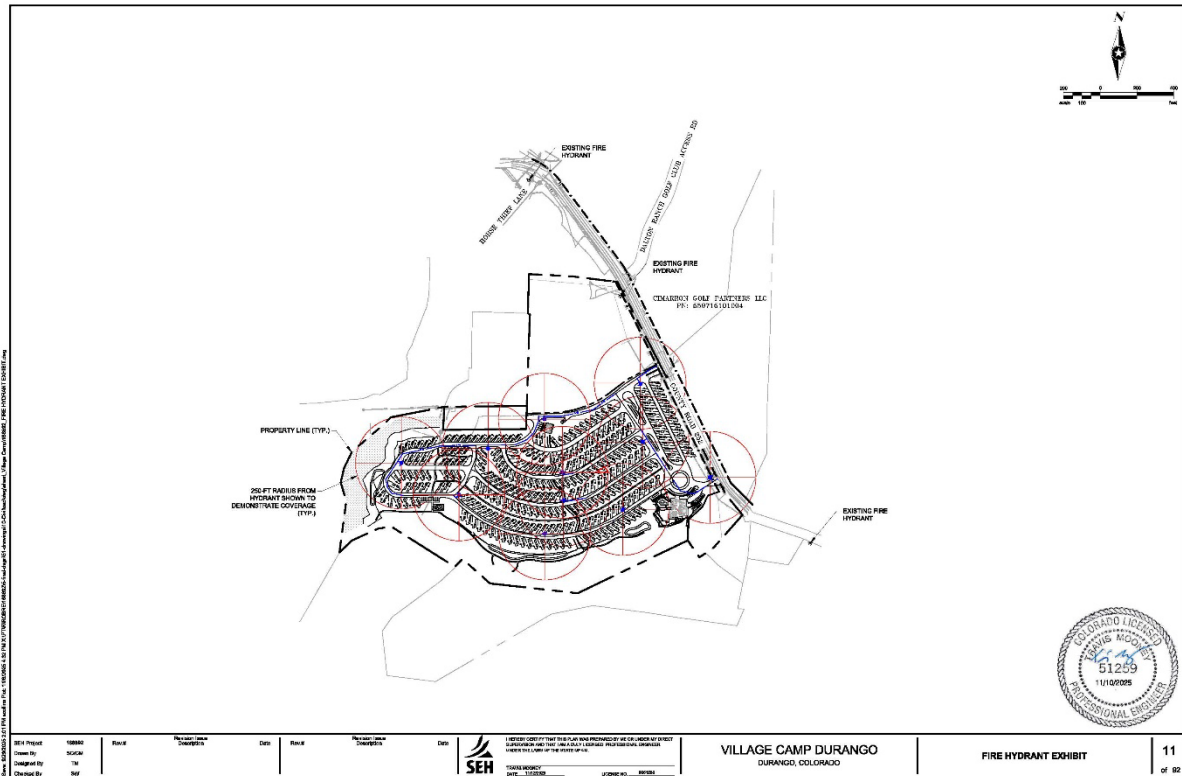
Durango Village Camp also completed a traffic study as part of its submittal application. This study and its findings have been included in the submittal packet. The Traffic Study found that "the anticipated traffic volume generated by the [development] is not expected to significantly impact the surrounding road network". It goes on to conclude, "Projected ADT by the development is not expected to change the roadway Level of Service along County Road 252." This Traffic Impact Study has been updated according to the Fox and Tuttle third party comments. Comments to the Fox and Tuttle review have been submitted with the Village Camp application packet. Specific Comments Received by Fox Tuttle and answered by the Development Team's engineer (SEH Inc.) are included in this application and as part of the narrative's appendix. (Comment Response and Resolution Sheet).

Traffic impacts, especially multi modal impacts, were frequently cited by community members and county staff during the neighborhood compatibility meetings. After reviewing feasible to options to improving County Road 252 to make it safer for cyclists and pedestrians, our engineering plans include installing 4-foot paved shoulders to improve multi-modal use and safety along County Road 252. This shoulder widening will occur from the bridge, along the property, and up to Horse Thief Lane. By installing these shoulders, this segment of County Road 252 will become safer both for pedestrians and cyclists. Construction Plans for these County Road 252 Improvements have been submitted as part of our application.

Traffic flow was also a concern mentioned by residents. Village Camp is committed to placing signage and regulations that directs traffic to US Hwy 550, rather than CR250.

## Fire Protection

Durango Village Camp has been in contact with the Durango Fire Protection District regarding fire suppression and has determined a Fire Response Plan for the proposed development. Durango Village Camp has designed a water system that can provide adequate capacity for fire suppression throughout the site. There are eleven fire hydrants that are distributed throughout the property (per Fire District recommendations) to ensure that the Durango Fire Protection District has the resources it needs for fire suppression. These fire hydrants locations are part of the submitted Civil Engineering plans and are also copied as an image below:



In addition to the water system and fire hydrants being engineered and constructed within the Durango Village Camp, the development has adequate emergency access and circulation for DFPD. The nearest DFPD station is located less than 1 mile away from this site and has a response time that is under five minutes.

Finally, Durango Village Camp’s Operations Plan also mandates safe fire practices. These rules and regulations are listed below: “Village Camp has several rules and regulations that were drafted with fire safety in mind. A full copy of the resort rules and regulations has been provided. A selection of fire-wise, prohibited activities are listed below:

- a. Pg. 5, Rule 14, J: Fireworks are prohibited.
- b. Pg. 5, Rule 14, K: Open fires and wood burning fire pits are prohibited.
- c. Pg. 5, Rule 14, L: Wood burning, or pellet stoves or smokers are prohibited.
- d. Pg. 5, Rule 14, M: Wood or storage piles are prohibited.”

Specific Comments Received by the Fire District and answered by the Development Team’s engineer (SEH Inc.) are included in this application and as part of the narrative’s appendix. (Comment Response and Resolution Sheet).

## Solid Waste Disposal

Village Camp will at a minimum provide a 3,330 gallon, or ~17 Yard dumpster (equivalent to serving 100% of RV Park) with service three times per week. The solid waste disposal and rules governing it can be found in the Camp’s rulebook, page 8, Rule 23, parts A through E. A Waste Disposal Plan has also been submitted as part of this application packet.

## Compatibility

Durango Village Camp meets and exceeds the compatibility requirements outlined in La Plata County Land Use Code Chapter 70-5, Part III. The development's ability to meet these requirements is outlined below:

**A. Appropriate Densities and Uses for the Parcel:** As mentioned in previous sections, Village Camp exhibits the appropriate uses and densities for this site. Village Camp is a commercial development that will feature an outdoor recreation, RV Resort Park. The parcels where this development is located are zoned General Commercial. The use being proposed is a low-intensity, Tourist-Oriented, Outdoor Recreation Use, one of the prescribed uses under the Animas Valley's General Commercial Zone. RV Parks are defined as one of the examples for a low-intensity, tourist oriented, outdoor recreation use.

Typically, density requirements do not apply to commercial developments. Commercial development is measured by intensity, typically in the form of a floor-area ratio. However, RV Park's do have a density limit based on campsites that are mandated by state regulations. These regulations have been adopted by La Plata County.

Durango Village Camp's density is in alignment with County code and State Regulations. La Plata County code regulating RV Parks is adopted from State Regulations 6 CCR 1010-9. These regulations indicate that density for RV Parks cannot exceed 25 units per net acre (meaning the number of RV Stalls divided by the site's net acreage cannot exceed 25 units per net acre). Net acreage is calculated by taking the site's gross acreage and subtracting right-of-way, building and common area acreages. The Durango Village Camp's Net Acreage and Density Calculation is tabulated below:

Durango Village Camp Density Calculation	
Gross Acreage	36.48
<b>Gross Density</b>	<b>7.51 U/Ac</b>
Roads, Buildings and Common Area Acreage	6.2
<b>Net Acreage</b>	<b>30.28</b>
<b>Net Density</b>	<b>9.05 U/Ac</b>

Durango Village Camp's density represents only ~36% of the County and State's allowable density for RV Parks. This implies that the project is at a lower intensity than is allowed by County Code and State Statute. The RV Park's density number should not be confused with residential density, as that is a different use and zoning district requirement. A more accurate comparison is for the Project's Floor Area Ratio (FAR) to be compared with the FAR of nearby Commercial Properties. This comparison is calculated in the following table:

<b>Village Camp FAR Comparison</b>	
Gross Acreage	36.48
<b>Gross Land SF</b>	<b>1,589,069</b>
RV Stalls	274
SF Per RV Stall	900
Total RV Stall SF	246,600
Total Building Improvement SF	6,500
<b>Total Project Improvement SF</b>	<b>253,100</b>
<b>Project FAR</b>	<b>0.159</b>
<b>Comparable Commercial Properties (FAR)</b>	
<b>Trimble Crossing Shopping Center (FAR)</b>	<b>0.174</b>

Durango Village Camp’s use and density is compatible with La Plata County’s Land Use Code requirements. The proposed project’s FAR is similar to the nearest General Commercial Zoning District’s FAR.

**B. Avoidance of Unmitigated Nuisance Conditions**

Durango Village Camp will not create nuisance conditions that negatively impact adjacent properties or the public. Durango Village Camp has drafted specific Rules and Operational Requirements to mitigate nuisances that could impact adjacent properties and the public. In general, Durango Village Camp RV resort is intended to be a family-friendly resort that emphasizes outdoor recreation and relaxation. The Resort will strictly enforce disturbances and nuisances, as they would run counter to its business.

**Noise:** Durango Village Camp shall not exceed noise levels established in County Code 70-21. This includes the decibel levels outlined in County Code for commercial uses (60db(A) and 55db(A)).

To help mitigate noise conditions, Village Camp has established rules and regulations that ensure noisy disturbances are mitigated. Hours of operation are from 8AM to 8PM. Quiet hours take effect 10PM to 8AM. Loud or disruptive sounds are not permitted during these hours, including but not limited to noisy or loud vehicles. Tenants within the Park must not create or permit noisy or disruptive sounds at their Lot at any time. There are no security alarm devices permitted within Durango Village Camp, unless authorized by Management. For more information, see the Durango Village Camp Rules and Regulations Book – Rule #8.

The most important mitigating factor for noise is the property’s buffering. The site is significantly buffered by adjacent industrial properties, the roadway, Hermosa Sanitation District’s sewage treatment facility, the Animas River and the Dalton Ranch Golf Course. The development will also provide additional buffering and landscaping to mitigate noise and visual nuisances (A Landscape and Buffering Plan has been included within this application).

**Odor:** Durango Village Camp will not produce adverse or noxious odors.

**Vibration:** Durango Village Camp will not generate adverse vibrations detectable on surrounding parcels.

**Dust:** Durango Village Camp will not generate adverse dust conditions. The development's roads will be paved and its open space and RV Stall areas landscaped, mitigating dusty conditions.

**Glare:** Durango Village Camp will not create adverse glare conditions that would generate nuisances to surrounding property owners or loss in visual performance along County Road 252.

**Hours of Operation:** As mentioned earlier in this section, Durango Village Camp will have strictly enforced hours of operations and quiet hours. The hours of operation are from 8AM- 8PM and Quiet Hours are from 10PM to 8AM.

### **C. Pollution Control**

Durango Village Camp will not generate pollution of groundwater, surface waters, air or soil. The development has been engineered to avoid these risks and the operations plan and rules will ensure that no pollution occurs. The development will follow all permitting and regulatory procedures so that no pollution occurs on site.

### **D. Maintenance of Existing Character**

Durango Village Camp will bring this site and its two parcels into greater conformance with the Animas Valley and Dalton Ranch community character. The development is effectively rehabilitating a former industrial site. The gravel crushing and gravel pit operations on this property stand in stark contrast to the natural beauty and recent development of the area.

Durango Village Camp will remedy this ugly juxtaposition by revegetating the property, increasing landscaping and buffering of the property. It will provide public river access to the Animas River to the entire Dalton Ranch community and make active transportation safer along County Road 252. The proposed use is a celebration of the outdoor lifestyle that defines the Animas Valley, and the Village Camp Resort will provide quiet and relaxing spaces for families to enjoy the area's natural beauty.

The park is also located within the Trimble Crossing Growth Hub and surrounded by commercial zones. The property's commercial development will align with these neighboring zones and continue to concentrate commercial, outdoor recreation and tourist-oriented development within the Trimble Crossing Growth hub. Village Camp is similar in use and compatibility to the Durango Hot Springs Resort and the Dalton Ranch Golf Club. Durango Village Camp will also provide indirect economic benefits to surrounding businesses, including restaurants like James Ranch, Bar D Chuck Wagon, and the Dalton Ranch Golf Course, as well as retail businesses such as the Hot Springs, the Golf Course, and the Trimble Crossing Shopping Center.

Finally, this development will change the existing character of the site in the same manner that other parcels are changing within a ¼ mile radius. The former forest service parcel was rezoned as neighborhood commercial and then developed as a residential subdivision Dalton West. The parcel directly north of the site has been rezoned from industrial to general commercial and is being developed into a commercial outdoor storage area. The Durango Hot Springs continues to expand, and the connectivity between these developing areas is increasingly a concern among

residents. The Durango Village Camp represents a steppingstone into making the Dalton Ranch community truly interconnected, in that it will help enhance multi modal connectivity along County Road 252 to make the Animas River accessible to the community. It will provide public river access and trails to further enhance the residents' outdoor recreation options, including boating, rafting, paddleboarding, and fly fishing.

In this regard, the characteristics of the Village Camp development align with the community's existing characteristics. The changes this development will bring will only serve to rehabilitate a grey, underutilized, industrial area into a vibrant, family-oriented, outdoor recreation resort.

#### **E. Adequate Provision of Services**

Durango Village Camp will not have an adverse effect on the ability of local governments and quasi-governmental agencies to provide services to accommodate the development. The main agencies impacted are Animas Water Company and the Hermosa Sanitation District. Both of these agencies have provided will-serve letters for this development and indicated they have adequate capacity to serve the proposed development. These agencies have actively participated in our developments review process, and have preliminarily reviewed all engineering plans. These agencies are aligned with our proposed infrastructure and engineering plans. Specific Comments Received by AWC, HSD, and other agencies and answered by the Development Team's engineer (SEH Inc.) are included in this application and as part of the narrative's appendix. (Comment Response and Resolution Sheet).

#### **F. Natural Environment and Resources**

Durango Village Camp will not have an adverse impact on the natural environment or wildlife. SME Environmental, Inc. reviewed both environmental and wildlife impacts as part of this submittal. Their reports and letters have been included within the submittal packet.

One element that needed to be addressed following the sketch plan hearing with the planning commission is impact on Wildlife. A commissioner specifically requested that this development evaluate its impact on Wildlife as the next step in the Minor Land Use submittal. SME Environmental, Inc. was contracted to perform this study, which is included in the submittal packet. This study states, "Site development would have minimal direct impacts on wildlife habitat as nearly all development would occur in previously disturbed areas with limited habitat potential"(Village Camp Durango Wildlife Analysis, page 6). The proposed setbacks from riparian areas and retaining a majority of old growth trees and foliage will help mitigate these already small impacts on the natural areas and wildlife.

## **Buffering and Landscaping**

Village Camp's location is significantly buffered from surrounding neighborhoods and residents. However, this development has also prepared a landscape and buffering plan that has been submitted as part of this application. Additional comments regarding the property's buffering are included below:

The Animas Valley District Plan states in Policy 3.B1 that, "The County should ensure that non-residential developments are properly buffered from residential neighborhoods". Landscaping and buffering standards are also outlined in LUC 70-17, noise, and vibration standards in 70-21, while standards regarding RV Parks can be found in LUC 73-5.

The subject property is perfectly suited to meet all the requirements outlined in these land use code sections and under Animas Valley's General Commercial Zone. The existing features in and around the subject parcel help to buffer Durango Village Camp from the surrounding residential neighborhoods, and additional measures are taken in the buffering and landscaping plan to further buffer the development. This is already occurring on the property's western boundary, where large evergreen trees have been and will continue to be planted to screen Village Camp from residences across the Dalton Ranch Golf Course.

The property's boundaries include the Animas River to the South, County Road 252 to the West, and Dalton Ranch Golf Course to the North and West. The Hermosa Sanitation facility provides an added layer of buffering to the Northwest portion of the property. The property is surrounded by light industrial parcels, including those owned and operated by AJ Construction, the Dillon Ranches LLP parcel to the east, and the County's Mosquito District parcel to the south. The parcel north of Village Camp, Lot 1A-A, has already started development on screened storage that provides an additional buffer on the northern limit of the property. "Trimble Storage" and Hermosa Sanitation have installed 8-foot privacy fences that will help to add additional screening for Durango Village Camp.

These natural and man-made features create a substantial buffer between the property and the residential neighborhood situated within the Dalton Ranch golf course. Industrial parcels across the river further insulate this property from rural residences along County Road 250. The existing buffering ensures that Durango Village Camp will not expose existing residents to negative impacts.

Durango Village Camp will design and construct landscaping around the development's perimeter that faces neighboring parcels and residences. This additional landscaping and buffering are designed to meet the requirements outlined in LUC 73-7-II-A.

The proposed use is not anticipated to create any noise or light impacts on the surrounding community. All lighting will be dark sky compliant and noise impacts are strictly regulated in the Village Camp Operations and Rulebook. The development will also add significant landscaping and vegetation that will further enhance the character of the Valley and the Dalton Ranch Community.



## Lighting

Durango Village Camp has prepared a lighting plan as part of this submittal and included in the application packet. Lighting will be installed throughout the site at the minimum level necessary for security purposes. All lighting will be dark sky compliant according to the Animas Valley District Plan and La Plata County's land use development code. Light bulbs are expected to be LED and designed to shine directly down to limit light pollution. Wattages will fall under the maximums allotted by the LUC and adhere to dark sky compliant best practices.

## Natural Hazards and Sensitive Lands

Durango Village Camp aligns with the goals and objective's outlined in the County's 2018 Multijurisdictional Hazard Mitigation Plan. The development will protect the county's natural resources and will not cause adverse impacts to the Animas River, wetlands or wildlife. A Wildlife Impact Study and Wetland Study have been prepared as part of this submittal and are included in the application packet.

## Alignment with Adopted Plans

Plan, and the La Plata County Land Use Development Code. The recently adopted District Plan makes it clear that, "In the case of non-residential development being proposed in the Animas Valley, it is desired that this development be in areas that are already zoned for non-residential uses and contain non-residential uses<sup>1</sup>". The property is currently zoned General Commercial, and historically industrial, which would not alter the balance between residential and non-residential zones as it currently exists throughout the Valley.

The development's proposed uses are permitted within the Animas Valley General Commercial zoning district as a "special use". Prescribed uses under this zone must obtain a special use permit. One of the prescribed uses is "low-intensity, tourist oriented, recreational uses", a use that perfectly aligns with Durango Village Camp's outdoor recreation, tourist-oriented RV Resort. The land use code goes on to define specific examples included as this type of use:

*This use classification includes golf courses, driving ranges, RV parks, riding stables, fishing ponds, campgrounds, glider ports of no more than six (6) planes (maximum of two (2) fixed wings, four (4) gliders). This use classification shall not include amusement parks, shooting ranges, miniature golf courses, bowling alleys, video arcade amusements, or drive-in theaters.*

The Durango Village Camp most closely resembles an RV Park, which is allowed by special use permit in areas zoned General Commercial. The La Plata County Land Use code's RV Park definition matches the use being proposed by Durango Village Camp, and its use aligns with state regulations (6 CCR 1010-9). In addition, Durango Village Camp will be a low impact use. According to both state regulations and LUC 73-5 (K), an RV Parks density of recreational vehicle sites shall not be more than 25 per net acre. The estimated density of the Durango Village Camp Sketch Plan is 9.01 units per net acre. This is lower density than permitted by both state statute and the County's land use code.

The Durango Village Camp is also designed to complement and enhance the Dalton Ranch community character. Village Camp will be designed with architecture and landscaping that complements the Animas Valley and the surrounding neighborhoods. Village Camp will also offer the community public amenities. These amenities will include public walking trails, river access and a public put-in for rafters, fisherman, and water sport enthusiasts.

The subject parcels are located within the Trimble Crossing "Growth Hub". The 2017 La Plata County Comprehensive Plan located a series of "growth hubs" throughout the County based on the availability of

infrastructure and the opportunity for future development. These hubs are meant to help preserve agricultural land and natural open space by concentrating development into areas where it is most suitable, simultaneously limiting sprawl and its negative externalities. Trimble Crossing was identified as a growth hub in the 2017 Comprehensive Plan and is also cited within the Animas Valley District Plan as an area to focus non-residential and higher density development<sup>1</sup>. Durango Village Camp would help fulfill both the Comprehensive and District Plans' goals of providing an opportunity for future development where it is most suitable. Nearby zones include high density planned unit development, neighborhood commercial, general commercial, and industrial. The northwest corner of the subject property is less than 1000-feet away from the nearest general commercial zone, making this type of development appropriately located according to La Plata County's Comprehensive Plan and Zoning.

The development of this property would arguably increase this parcel's compatibility with surrounding zones, uses and the objective of the Animas Valley District Plan. The development of low-intensity tourist oriented recreational uses would be a significant improvement over an industrial zone featuring an abandoned gravel crushing pit. Durango Village Camp's lower density than that allowed by State and County regulations will mitigate impacts and enhance compatibility with the community.

Objective 3.B. of the Animas Valley District Plan states that "Development should not have negative impacts such as light, noise, visual disturbances, increased traffic and air pollution", adverse impacts that will not occur with the proposed Village Camp development. The project has submitted Operations Plans and a Rulebook that specifically address nuisances and how to mitigate them. The development and engineering of the site will also limit negative impacts. In addition, this development prepared a traffic impact study, wetland study, and wildlife study to evaluate its impacts on these areas. The studies found that there are no adverse impacts generated by this development.

## Approval Criteria

Durango Village Camp complies with all of the General Approval criteria stated in LUC 66-16.

## Review of Historic Resources

There are no historic resources included within the Durango Village Camp project.

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<sup>1</sup> Animas Valley District Plan, page 10

# Community Concerns and Applicant Responses

In preparing this third submittal, the development team undertook a comprehensive review of public feedback received throughout the permitting process, including all comments submitted before, during, and after the Neighborhood Compatibility Meeting held on April 29, 2025. These comments were compiled into the following Animas Valley Community Feedback Analysis, which organizes 79 unique responses from residents across the valley. Each comment was carefully read, categorized, and tabulated to identify recurring concerns and areas of shared community interest. The development team then analyzed these comments to better understand the themes that most consistently emerged, ranging from traffic and roadway safety to wildlife and environmental stewardship, to infrastructure capacity, compatibility, project scale, and long-term community character.

To meaningfully address this feedback, the concerns were consolidated into thematic categories, enabling the development team to respond to each major topic specifically. The following section presents these themes and the applicant's corresponding responses, drawing upon the complete body of engineering studies, environmental analyses, operational plans, and agency coordination that inform this application. These responses reflect not only the technical findings of the project's consultants and reviewing agencies, but also the substantial design refinements and mitigation strategies incorporated into the site plan as the project has evolved.

The applicant offers these responses to illuminate the extensive work undertaken to understand and address community concerns through thoughtful planning, responsible site design, and sustained collaboration with La Plata County, local service providers, and state and federal reviewers. The intention of this section is to demonstrate how the project aligns with the community's values, protects the valley's natural and cultural resources, and improves upon the condition of a long-disturbed industrial property through environmentally conscious redevelopment.

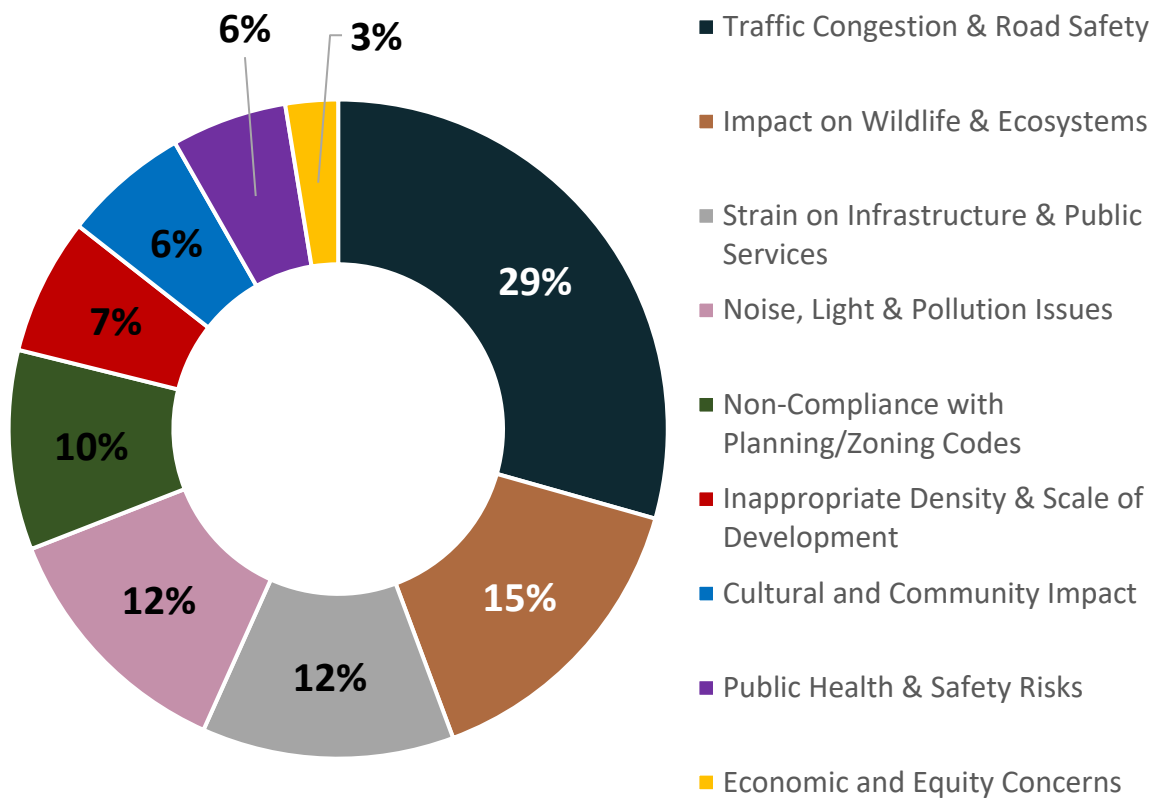
## Community Feedback Analysis

This report summarizes feedback from 79 unique residents concerning a proposed development project in the Animas Valley, La Plata County. The 79 unique comments include all resident comments before, during and after the Neighborhood Compatibility meeting held on April 29, 2025. This document highlights the most common community concerns, ranks them by frequency, and provides analytical insights into recurring themes raised by the public. The Durango Village Camp team has then responded to each theme, helping to answer how our recent development submittal addresses these public concerns.

### Summary of Resident Concerns

The chart below visualizes the distribution of thematic concerns raised by the community:

## Community Concerns by Topic



### Concern Categories Ranked by Frequency

The table below lists each thematic concern raised by community members, and the number of times their unique comments mentioned that concern. The Pie Chart visualizes these themes as a percentage of total mentions.

DEVELOPMENT CONCERN	NUMBER OF MENTIONS
Traffic Congestion & Road Safety	57
Impact on Wildlife & Ecosystems	29
Strain on Infrastructure & Public Services	24
Noise, Light & Pollution Issues	24
Non-Compliance with Planning/Zoning Codes	19
Inappropriate Density & Scale of Development	13
Cultural and Community Impact	12
Public Health & Safety Risks	11
Economic and Equity Concerns	5

## Summary of Comments by Frequency

Here's a ranked summary of recurring concerns, from most to least frequent, based on thematic analysis across the residents' feedback:

### 1. Traffic Congestion & Road Safety (Mentioned by ~57 commenters)

Common themes:

- Increased traffic on Trimble Lane, County Road 250, and other local roads.
- Safety concerns for cyclists, walkers, families, and pedestrians on narrow shoulders with no pull-off space.
- Emergency evacuation risks due to wildfire conditions and limited exit routes.
- Inadequate road and bridge infrastructure for high volumes of RV and trailer traffic.

### 2. Impact on Wildlife & Ecosystems (Approx. 29 mentions)

Residents expressed concern about:

- Disruption to animal migration routes, including a large local elk herd that moves through the valley.
- Threats to the Animas River ecosystem.
- General ecological degradation associated with increased activity, lighting, fencing, and river access.

### 3. Strain on Infrastructure & Public Services (Approx. 24 mentions)

Key concerns:

- Overloading Hermosa Sanitation District (HSD)
- Increased demand on water, sewer, fire, police, and EMT services
- General lack of infrastructure readiness, including concerns about aquifer depletion, well reliability, and the ability of the Animas Water District to support a large increase in taps.

### 4. Noise, Light & Pollution Issues (Approx. 24 mentions)

Concerns about:

- Night sky light pollution
- Noise disturbances from RVs and high population density
- Trash and water contamination
- Potential nuisance impacts related to off-road vehicles, dirt bikes, and other loud recreational activities

### 5. Non-Compliance with Planning/Zoning Codes (Approx. 19 mentions)

Mentions include:

- Conflicts with Land Use Code and Animas Valley District Plan
- Mischaracterization of the project as an RV park when it resembles permanent housing
- Concerns about exceeding stay-limit rules
- Concerns about Park Model units and semi-permanent structures
- Questions about RV storage allowances and ownership requirements
- Questions about whether the minor land-use permit classification is appropriate

### 6. Inappropriate Density & Scale of Development (Approx. 13 mentions)

Themes:

- The size and density of the project not fitting rural character

- The area being too small for this scale of population increase
- Concerns that the site cannot reasonably accommodate the proposed number of RVs and trailers
- Suggestions from residents for significantly reduced density or alternative, lower-intensity layouts

### **7. Cultural and Community Impact (Approx. 12 mentions)**

Residents fear:

- Loss of rural and small-town atmosphere
- Declining property values
- Negative change to community aesthetics
- A development that does not align with community identity or values
- A growing sense that the project is not welcomed by valley residents

### **8. Public Health & Safety Risks (Approx. 11 mentions)**

Includes:

- Challenges related to fire evacuation
- Sanitation concerns (waste, waterborne diseases)
- Access to emergency services
- Safety risks for visitors unfamiliar with local wildfire conditions and evacuation procedures

### **9. Economic and Equity Concerns (Approx. 5 mentions)**

- Preference for development by local rather than out-of-state interests
- Need for affordable, permanent housing rather than transient accommodations
- Concern that the project does not contribute to long-term community housing needs

### **10. Support for the Project / Positive Community Feedback (Approx. 1 mention)**

- Belief that redevelopment would improve the appearance of the existing gravel pit
- Expectation that RV visitors would positively contribute to community character
- View that traffic impacts can be managed with basic mitigation
- Perception that the project would provide economic benefits to local businesses

## **Village Camp Durango – Responses to Community Concerns**

### **Traffic Congestion & Road Safety**

Residents consistently expressed concern about traffic increases on CR 252, Trimble Lane, and CR 250, particularly regarding RV maneuvering, cyclist safety, and the capacity of local roads to accommodate additional vehicles. The Village Camp application directly addresses these concerns through comprehensive roadway analysis and targeted improvements. The Traffic Impact Study (TIS) evaluated conditions under existing, short-term, and long-term scenarios, including full build-out of nearby developments, and concluded that roadway operations along CR 252 and the signalized intersection at US 550 will continue to function at acceptable levels of service. Even under future-year conditions, the US 550/CR 252 intersection is projected to operate at LOS B, with no movement falling below the thresholds established in county code.

To enhance safety and multimodal connectivity, Village Camp is funding and constructing paved 4-foot shoulders along CR 252 from the project frontage to Horse Thief Lane. These improvements directly respond to community concerns about pedestrian and bicycle safety along a narrow and heavily used corridor. The engineering team has also explored options for a future multi-use path in collaboration with the County, acknowledging that such construction falls within County right-of-way and would

require County leadership. Additional signage will direct RVs and heavy vehicles toward the north access, reducing turning conflicts near the bridge, and quiet internal circulation patterns will minimize interactions between vehicles and non-motorized users. Together, these measures represent a substantial improvement to public safety and roadway functionality compared to existing conditions.

### **Impact on Wildlife & Ecosystems**

Community members expressed deep concern about impacts to wildlife habitat, migration corridors, and the Animas River ecosystem. A comprehensive Wildlife Analysis was conducted by SME Environmental, Inc., evaluating habitat quality, species presence, and potential development impacts. The study found that nearly all development occurs on previously disturbed gravel pit land that holds limited wildlife value. The site currently contains expansive barren areas, highly compacted soils, and fragmented vegetation resulting from historic industrial operations. By contrast, the proposed development preserves riparian woodland along the Animas River, maintains the wetland corridor along the western property edge, and retains most mature trees on-site.

The design intentionally avoids sensitive riparian zones and introduces landscape restoration that enhances ecological function relative to existing conditions. Wildlife permeability will also improve—new 42-inch split rail fencing replaces over 6-foot industrial fencing that currently blocks wildlife movement along the river corridor. These changes allow deer, fox, and other species greater access along the valley floor than exists today. The project also proposes educational signage and operational controls to discourage pets or guests from entering sensitive areas. In this way, Village Camp not only mitigates potential ecological impacts but contributes positively to habitat recovery and long-term environmental stewardship.

### **Strain on Infrastructure & Public Services**

Concerns about the adequacy of water, sewer, fire protection, and emergency services were among the most frequently raised by residents. Through multi-agency coordination and detailed engineering design, the Village Camp application demonstrates that all essential infrastructure providers have both the capacity and operational framework to serve the project. The Animas Water Company (AWC) has reviewed demand estimates and provided a will-serve commitment. The project's water design includes separate lines for domestic and fire flow, meeting AWC's standards and ensuring reliable service while preventing cross-connection between systems.

The Hermosa Sanitation District (HSD) likewise completed an extensive technical review of projected wastewater flows, confirming that the development fits within the District's capacity. The project includes a new 12-inch mainline extension owned by HSD, enhancing long-term regional service reliability. Consolidated sewer connections reduce long-term operational burdens, and the development will comply with all HSD influent quality standards. The Durango Fire Protection District has verified that hydrant placement, water availability, and road access meet the requirements of the International Fire Code and NFPA 1194. Eleven hydrants, internal circulation roads, and two access points along CR 252 ensure rapid response and redundancy. Taken together, these coordinated improvements resolve concerns regarding infrastructure strain and demonstrate that the project strengthens, rather than burdens, regional service systems.

## Noise, Light & Pollution Issues

Several comments highlighted concerns about light pollution, noise disturbance, and the potential for increased nuisances resulting from RV operations. Village Camp’s operational framework is specifically designed to maintain a quiet, dark-sky–compliant environment that aligns with the Animas Valley’s rural character. All lighting throughout the development is full cut-off, downward-directed, and engineered to eliminate spill across property lines. Lights automatically dim or turn off at 10 PM, satisfying the requirements of the Land Use Code as well as public expectations for nighttime serenity.

Noise impacts are minimized through strict quiet hours (10 PM to 8 AM), prohibitions on loud engines, and enforcement procedures outlined in the Operations Plan. Guests are required to maintain low-noise environments at all times, and activities such as fireworks, off-road vehicle use, or wood-burning fires are prohibited. The site’s natural buffering—provided by the Animas River, the Dalton Ranch golf course, existing industrial uses, and hedgerow plantings—provides additional protection for neighboring homes. These combined strategies ensure that Village Camp will generate significantly fewer noise or nuisance impacts than the industrial use historically present on the site.

## Planning/Zoning Compliance

Several residents questioned whether the project’s classification as a recreational vehicle resort aligns with the General Commercial zoning requirements and the Animas Valley District Plan. As outlined in the Project Narrative, Village Camp is expressly aligned with one of the permitted special uses under the General Commercial Zone: “Low-Intensity, Tourist-Oriented, Outdoor Recreation Uses,” which explicitly includes RV parks. The project therefore conforms fully with the zoning district’s allowable uses and the County’s adopted development framework.

In addition, Village Camp operates exclusively as a short-term, recreational lodging facility. It does not include long-term dwelling units, or dependent camping vehicles. All sites are designed for self-contained RVs. These limits align with both state campground regulations and the County’s land use code. The development also advances the Animas Valley District Plan’s direction to concentrate commercial and recreation-oriented development within identified growth hubs and to rehabilitate underutilized or degraded lands, precisely the transformation Village Camp achieves by redeveloping an abandoned gravel pit.

## Density & Scale

Residents expressed concern about whether the density of 274 RV sites is appropriate for the size and character of the parcel. The project falls far below the maximum density allowed under state campground regulations, utilizing only approximately 36 percent of the allowable RV site density. Unlike residential subdivisions, RV resorts are evaluated based on intensity of use rather than units per acre. In this context, Village Camp’s layout and scale represent a low-intensity commercial recreation use that is proportionate to both the site and surrounding commercial zoning.

Furthermore, extensive buffering, landscaping, and thoughtful site design prevent the density from being perceptible beyond the project boundaries. The Floor Area Ratio (FAR) is nearly identical to comparable nearby commercial developments, and the project’s circulation, amenities, and open space distribution ensure that the resort feels spacious and park-like. In contrast to the site’s historic use,

which involved heavy industrial equipment, dust, gravel crushing operations, and large earth stockpiles, the proposed development dramatically reduces intensity and enhances compatibility with the Dalton Ranch community.

## **Cultural & Community Character**

Many community members expressed concern that the development could alter the valley's character, diminish aesthetic values, or disrupt the rural atmosphere. The Village Camp proposal intentionally aligns with the community's identity as an outdoor-oriented recreation destination. Its architecture, landscaping, and site plan prioritize natural materials, open views, and a cohesive design language consistent with the Animas Valley District Plan.

Perhaps most importantly, the project replaces one of the valley's most visible blighted industrial areas with a landscaped, revegetated, and publicly beneficial amenity. The addition of riverfront trails, future public access to the long-used but informal river put-in (pending a public ownership partner), and multimodal improvements along CR 252 enhance connectivity and outdoor recreation opportunities for the entire community. These improvements help integrate the development into the social and cultural tapestry of the valley and support the community's long-term vision for revitalization of the Trimble Crossing hub.

## **Public Health & Safety Risks**

Concerns regarding wildfire evacuation, floodplain safety, and emergency access are taken very seriously by the development team. Village Camp has been designed in coordination with the Durango Fire Protection District to ensure safe, rapid emergency response. Two access points onto CR 252 provide redundancy during emergencies, and internal road networks meet fire code standards for width, turning radii, and circulation. Eleven hydrants spaced per DFPD's recommendations ensure fire suppression capability across the entire site.

Although portions of the site lie near the Animas River floodplain, all RV sites are placed outside sensitive zones or in areas permitted by federal and county regulations. A robust drainage system, including grass-lined swales and extended detention basins, manages stormwater safely and prevents off-site impacts. Operational rules also prohibit open flames, wood-burning stoves, and other fire hazards, significantly reducing wildfire risk. Collectively, these measures demonstrate a strong and proactive commitment to health, safety, and hazard mitigation.

## **Economic & Equity Concerns**

Some commenters expressed worry that the development may not contribute meaningfully to local economic or housing needs. While Village Camp is not intended to address long-term housing supply, it does enhance the region's tourism infrastructure, supporting local businesses such as shops, restaurants, outfitters, and recreational destinations. Visitor spending circulates directly into the local economy and strengthens the commercial vitality of the Trimble Crossing growth hub.

Village Camp also contributes to the County's tax base through property tax, sales tax, and lodging tax revenues, funds that support public services, infrastructure, and community programs. By redeveloping an unused gravel pit with a low-intensity commercial use, the project provides economic value without

placing pressure on residentially zoned land or competing with local housing supply. This aligns with both countywide and district-level planning goals.

### **Positive Community Feedback**

A small number of residents voiced support for the redevelopment of the gravel pit, recognizing that Village Camp presents an opportunity to replace a barren, underutilized, and visually degraded site with an amenity that aligns with the valley's character. Supportive commenters noted that the proposed improvements to CR 252 will enhance safety for cyclists and pedestrians and that the project will introduce landscaping and buffers that soften the visual presence of development.

Many also expressed optimism that the project will bring increased patronage to local businesses while creating an attractive, family-oriented resort that reflects the outdoor lifestyle valued throughout the Animas Valley. The development team appreciates this feedback and is committed to ensuring that Village Camp becomes a community asset through responsible design, respectful operations, and continued partnership with local agencies and residents.

# Appendix

**Comment Response and Resolution - Animas Water Company Comments**

Comment Response and Resolution - Animas Water Company Comments				
Project:		Village Camp RV		
Project No.:		168892		
Document:		Agency Comments on 01/17/2025 Village Camp Durango Submittal		
Reviewer	Comment No.	Sheet or Page Number	Reviewer Comment	SEH Response
AWC-Mountain Civil Consulting	1a	49-50	<p>The information provided in the memo describing the approach to providing domestic and fire protection service is consistent with the plan agreed upon with AWC to serve the VC project. However, the information in the memo and construction plans is not consistent regarding connection to Animas Water Company (AWC) water mains for both domestic and fire protection uses.</p> <p>i. The memo suggests that Village Camp (VC) domestic use will be served by two 2-inch service lines and meters with a separate unmetered 6-inch fire protection connection serving hydrants and required fire flows. The plans do not agree with this.</p> <p>ii. For instance, the plans show two 6-inch connections with 6-inch meters, there is not a callout or linework for the separate 2-inch meters and lines and the 6-inch unmetered fire protection line, see sheet 49 and 50 of 82 for instance.</p> <p>iii. The plans show distribution of water within the site which is not consistent with two separate lines for domestic and fire use. The plans show multiple connections of 2-inch domestic line to the 6-inch fire lines?</p>	<p><i>Private 2-IN waterlines are proposed to serve units. Public 6-IN lines are proposed for fire hydrants and required fire flows. 6-in lines are located in roadways and inside easements for AWC maintenance. 2-in lines remain at back of sites for service tie-ins.</i></p>
AWC-Mountain Civil Consulting	1b		<p>Animas Water Company will require two separate systems for domestic and fire protection flows as described in the memo, the two systems shall not be interconnected. The fire protection lines will require a main line extension agreement and be owned and maintained by AWC. The domestic service, beyond the meter pit, will be owned and maintained by Village Camp. The easements for the main extension shall be prepared by VC. VC will be responsible for all repair of roads, and landscaping etc in the event of a main line repair.</p>	<p><i>Private 2-IN waterlines are proposed to serve units. Public 6-IN lines are proposed for fire hydrants and required fire flows. 6-in lines are located in roadways and inside easements for AWC maintenance. 2-in lines remain at back of sites for service tie-ins.</i></p>
AWC-Mountain Civil Consulting	1c		<p>The memo indicates a peak flow of 270 gpm for the site, which is shared through (2) 2-inch meters. The memo suggests usage of a magnetic meter with a capacity of 378 gpm and references a cut sheet for this meter which was not included in the memo. The meter type and fees will be determined by AWC for the proposed design. Testable backflow devices will be required to be installed with annual reports provided to AWC</p>	<p><i>Owner and Contractor will coordinate with AWC for meter selection and backflow prevention devices as a construction item.</i></p>
AWC-Mountain Civil Consulting	1d		<p>The design and performance of the domestic and fire projection systems as proposed is the responsibility of VC and design engineer, available flows and pressures within the VC project are not the responsibility of AWC.</p>	<p><i>Hydrant flow tests will be performed at project closeout</i></p>
AWC-Mountain Civil Consulting	1e		<p>The fire protection system shall be placed in placed in access roads for future maintenance considerations. The fire protection lines will require a main line extension agreement with associated easements granted and main line extension agreements, prepared by VC.</p>	<p><i>Public 6-IN lines are proposed in access roads with easements for future maintenance considerations.</i></p>
AWC-Mountain Civil Consulting	1f		<p>Provide hydraulic analysis for fire protection system. Provide approval of fire protection system by FD, including fire protection for the clubhouse and the bathhouse as required by FD.</p>	<p><i>A brief analysis and summary has been provided in the 01/15/2025 water report. It is SEH's understanding from the AWC Mainline extension application, Tap analysis, and Staff guidance that AWC will also model their network as part of the mainline extension and tap connection reviews. Plans have been provided, and DFPD will perform inspections and hydrant flow tests for closeout.</i></p>

**Comment Response and Resolution - Animas Water Company Comments**

<b>Project:</b> Village Camp RV				
<b>Project No.:</b> 168892				
<b>Document:</b> Agency Comments on 01/17/2025 Village Camp Durango Submittal				
<b>Reviewer</b>	<b>Comment No.</b>	<b>Sheet or Page Number</b>	<b>Reviewer Comment</b>	<b>SEH Response</b>
AWC-Mountain Civil Consulting	1g		Village Camp shall provide Fire Department approval of proposed water main sizes, available fire flow, and fire hydrant layout. It is important to note that per AWC Rules and Regulations 3.5.7 Fire Protection: For any new or replacement taps, the Company may consider fire protection needs in determining the appropriate size or type of tap necessary. In making this determination, the Company may consider the recommendations of the local fire department. However, the Company is under no obligation to provide fire protection flows and does not imply there is sufficient fire flow for suppression services.	<i>Hydrant flow tests will be performed at project closeout</i>
AWC-Mountain Civil Consulting	1h		AWC shall provide final approval of water main improvement plans, easements, taps, and meters and determine associated fees.	<i>Noted</i>
AWC-Mountain Civil Consulting	1i		All requirements set forth in the AWC Commitment letter shall be met.	<i>Noted</i>
AWC-Mountain Civil Consulting	2a		Provide separate plans for each system. As presented, the ability to review the layout of the proposed domestic and fire protection lines is difficult based on the many inconsistencies.	<i>Private2-IN waterlines are proposed to serve units. Public 6-IN lines are proposed for fire hydrants and required fire flows</i>
AWC-Mountain Civil Consulting	2b	49-50	Provide an enlarged detail of each point of connection (maybe 5 scale) showing all required appurtenances (valves, meters, backflow, PRVs, etc..) in relationship to the property lines, other utilities, etc.	<i>Private Vault and gate valve details are shown on sheet 78, tapping and valves are called out in plans, and meter pit is per AWC standards</i>
AWC-Mountain Civil Consulting	2c		When plans are complete and consistent with the proposed design described in the memo AWC will provide a formal technical review of the plans.	<i>Noted.</i>
AWC- Operator comments	1		Animas Water Company (AWC) is able to provide water service for the project, please note that the property owner, VCD, will be responsible for the cost of extending the water service from the existing mainline on CR 252 to the proposed project site. This extension will be a dedicated line for the on-site hydrants. The extension must be completed in accordance with a signed Mainline Extension/New Development Agreement between the property owner and Animas Water Company. Furthermore, all water mainline extensions and related infrastructure must comply with AWC's construction standards and specifications. A detailed final plan will need to be reviewed and approved by AWC's ORC, Pat Rea, and AWC's engineer, Andrew Rapjeko. Due to the unique layout/design of the resort, AWC will make every reasonable effort to perform repairs on the dedicated hydrant line. However, in cases where the line is not easily accessible (e.g., beneath a building), VCD will be responsible for these types of repairs.	<i>Private2-IN waterlines are proposed to serve units. Public 6-IN lines are proposed for fire hydrants and required fire flows.</i>

Comment Response and Resolution Form-CDPHE				
Project:		Village Camp RV		
Project No.:		168892		
Document:		Agency Comments on 01/17/2025 Village Camp Durango Submittal		
Reviewer	Comment No.	Sheet or Page Number	Reviewer Comment	Designer Response
CDPHE			Documents received: 2nd Review Comments_CDPHE Local Referral Auto Responder (oil and gas) 2nd Review Comments_CDPHE Local Referral Auto Responder 2nd Review Comments_CDPHE 2nd Review Comments_CDPHE_Air Quality 2nd Review Comments_CDPHE_Local	<i>SEH notes that CDPHE comments received were generalized in nature to any development. No project specific comments were received, nor input on plans or operating guidelines as drafted. All relevant State Laws will apply to the project and contractor.</i>

Comment Response and Resolution Form-COUNTY ENGINEER				
Project:		Village Camp RV		
Project No.:		168892		
Document:		Agency Comments on 01/17/2025 Village Camp Durango Submittal		
Reviewer	Comment No.	Sheet or Page Number	Reviewer Comment	Designer Response
COUNTY ENGINEER	1 / Plans	5	Clearly label trails.	<i>Trails labeled on site plan</i>
COUNTY ENGINEER	1 / Plans	6	Tabulate the number of sites in each phase.	<i>Phase 1 will have 144 Sites, Phase 2 will have 130 sites for a total build out of 274 sites</i>
COUNTY ENGINEER	1 / Plans	8	Erosion Control Plan: Land Use Code (LUC) 70-9.IV.C requires detailed drawings of best management practices or references to industry-standard details such as the CDOT M Standard Plans.	<i>BMP Details have been added</i>
COUNTY ENGINEER	1 / Plans	11	North 1 Road P-Pro: Shorten median at intersection so that it is outside of the county right of way. Add construction details for median including width and radii.	<i>Median has been shortened at intersection so that it is outside of the county right of way. Construction details were added to plans including radii.</i>
COUNTY ENGINEER	1 / Plans	50	Water A P-pro 158+00 to end: Existing Animas waterline that parallel to CR 252 appears to be inside property line. Does there need to be an easement for this line?	<i>If the County and / or Water Company would like the Owner to dedicate this easement, we can add it to the plat amendment as a Condition of Approval. Ownership will wait until line is potholed for construction to coordinate with AWC on easement</i>
COUNTY ENGINEER	1 / Plans	58-61	Water Quality Detention Ponds: Ponds to meet LUC 70-9 Technical Appendix including: buried or grouted rip-rap spillway and outlet pipe bedding to be native fill.	<i>Pipe bedding and riprap are called out in detail in pond details.</i>
COUNTY ENGINEER	1 / Plans	64	Water Quality Detention Pond 3: Drainage report calculations show a slightly different orifice size.	<i>Orifice size has been updated in plans to match the calculations from the Drainage Report.</i>
COUNTY ENGINEER	1 / Plans	65	Water Quality Detention Pond 4: Sheet number and sheet title are incorrect for this pond.	<i>Sheet number and sheet title have been updated to the correct number and title name.</i>
COUNTY ENGINEER	1 / Plans	66-69	Grading Plans: Show typical parking stall dimensions or show on a detail sheet.	<i>Typical stall dimensions were added to plans.</i>
COUNTY ENGINEER	1 / Plans	Other	Other: Show all standard MUTCD signs in construction plans. Traffic study recommends signage for heavy vehicles to use north access. This information should be shown in construction plans and cross referenced to landscaping plans. There are no sign plans in the landscaping plans.	<i>Signage for the site is included in the CR 252 plan set</i>
CR-252				
COUNTY ENGINEER	1 / Plans	CR-252, p2	CR 252 Road Improvements Sheet 2 Construction Notes: Add requirement for 2 coats of pavement marking paint.	<i>Added 2 coats of pavement marking paint</i>
COUNTY ENGINEER	1 / Plans	CR-252, Other	Show plan view for any other planned improvements on CR 252, including overlays. If an overlay is planned, does there need to be a restriping plan at each intersection? Will anything need to be addressed at the railroad crossing?	<i>Plan view for planned improvements on CR 252 for planned improvements</i>
Drainage Report				
COUNTY ENGINEER	2 / Drainage Report	Section 4.1	Clarify that project is exempt from detention requirements and that ponds are for water quality only.	<i>Clarification has been added to section 4.1</i>

Comment Response and Resolution Form-COUNTY ENGINEER				
Project:		Village Camp RV		
Project No.:		168892		
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Reviewer	Comment No.	Sheet or Page Number	Reviewer Comment	Designer Response
COUNTY ENGINEER	2 / Drainage Report	Table 4	WQCV for pond 1 does not match appendix.	<i>WQCV has been updated to match appendix.</i>
COUNTY ENGINEER	2 / Drainage Report	Drainage Exhibit	On grading and drainage plan, show basin boundaries and labels.	<i>Basin boundaries and labels were added to the Grading and Drainage Plan.</i>
COUNTY ENGINEER	2 / Drainage Report	Appendix D	Runoff and detention results: <ul style="list-style-type: none"> <li>On detention basin outlet structure design sheets: orifice size is slightly different than shown in plans.</li> <li>In Stage-storage table for each pond, show top of WQCV elevation to demonstrate adequate volume is provided.</li> </ul>	<ul style="list-style-type: none"> <li><i>Orifice size on plans have been updated to match those from the detention basin outlet structure design worksheet.</i></li> <li><i>WQCV elevation has been added to the stage-storage table to demonstrate adequate volume.</i></li> </ul>
COUNTY ENGINEER	2 / Drainage Report	Appendix E	Appendix E: <ul style="list-style-type: none"> <li>Culvert calculations for Storm Pipe #1 does not match any pipes in Subbasin1. Note the pipe shape in the calculations.</li> <li>Culvert calculations for Storm Pipe #2-#9 does not match any pipes in Subbasin1. Note the pipe shape in the calculations.</li> <li>What flow rate was used for the pond spillway calculations? It seems the most appropriate flowrate would be the 100-year inflow for each pond to comply with code requirements. The flow rate used in the calculations is well below this.</li> <li>Provide pond spillway calculations for pond 4.</li> </ul>	<ul style="list-style-type: none"> <li><i>Culvert sizing calculation reports have been updated to match the pipe ID shown in Storm Plan and Profiles (e.g. SD 1: 15-IN ADS PIPE).</i></li> <li><i>Spillway design has been updated to have capacity for the 100-year inflow as requested.</i></li> <li><i>Spillway calculations for pond 4 have been added to the appendix.</i></li> </ul>
Traffic Impact Study- Previous Comments not Addressed				

Comment Response and Resolution Form-COUNTY ENGINEER				
Project:		Village Camp RV		
Project No.:		168892		
Document:		Agency Comments on 01/17/2025 Village Camp Durango Submittal		
Reviewer	Comment No.	Sheet or Page Number	Reviewer Comment	Designer Response
COUNTY ENGINEER	3 / Traffic Impact Study		<ul style="list-style-type: none"> <li>Section 6.1: LUC Table 74-2 does not apply to county roads. The required right of way width is regulated by LUC Table 81-6 found in LUC 81 Technical appendix.</li> <li>Section 8.4 Safety Analysis: Was there a review of 5 years of accident history as required by Land Use Code 74-3.IV.G.2.k.?</li> <li>CR 252 is part of a popular cycling route. Additionally, it is likely that some RV park customers will walk to either the restaurant at Dalton Ranch or the grocery store at Trimble Crossing. Concerns have been raised regarding conflicts between cyclists, pedestrians, and RV drivers on this road. Due to these issues, additional analysis is needed between the project entrance and Hwy 550 as noted in comments below.</li> <li>Analyze sight distance at the curve near Horsethief Lane along CR 252.</li> <li>The county road shoulder significantly narrows east of Horsethief Lane on both sides. Improvement plans for CR 252 widen the shoulder for a portion of the road near the project entrance, which would leave approximately 800 feet of road with the narrow shoulder. Address the need for shoulder widening from Horsethief Lane, east to the project entrance, to mitigate cycling and pedestrian conflicts.</li> <li>Appendix D: cite source of nomographs used for pavement section analysis. Why is this not included in the geotechnical report?</li> </ul>	<ul style="list-style-type: none"> <li>Section 6.1: LUC Table 74-2 does not apply to county roads. The required right of way width is regulated - <i>Noted that recommendation in table 74-2 is in line with the future ROW needs for CR 252 as noted in Table 81-6 of the LPLUC.</i></li> <li>Section 8.4 Safety Analysis: Was there a review of 5 years of accident history as required by Land Use Code 74-3.IV.G.2.k.? <i>Included discussion of crash history under section 3.2. Appendix A contains the raw data from CDOT's statewide crash database.</i></li> <li>Analyze sight distance at the curve near Horsethief Lane along CR 252. <i>Added discussion in Section 2.3 about sight distance around curve near Horsethief Lane.</i></li> <li>The county road shoulder significantly narrows east of Horsethief Lane on both sides. Improvement plans for CR 252 widen the shoulder for a portion of the road near the project entrance, which would leave approximately 800 feet of road with the narrow shoulder. Address the need for shoulder widening from Horsethief Lane, east to the project entrance, to mitigate cycling and pedestrian conflicts. <i>Outlined 4' shoulder</i></li> </ul>
COUNTY ENGINEER	3 / Traffic Impact Study		<p><u>Geotechnical Studies for pavement design</u></p> <ul style="list-style-type: none"> <li>LUC 74-4.XII. requires pavement design based on a 20-year design life. The design for the onsite and offsite (CR 252) pavement in the report is based on a 10-year design life.</li> </ul>	<p><i>ESAL Loading has been updated to reflect 20-yr design life.</i></p>

Comment Response and Resolution Form-COUNTY ENGINEER				
Project:		Village Camp RV		
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Reviewer	Comment No.	Sheet or Page Number	Reviewer Comment	Designer Response
COUNTY ENGINEER	4 / Water		<p>Water:</p> <ul style="list-style-type: none"> <li>Specify if the 277 sites is the full buildout or Phase 1. Specify number of sites in each phase.</li> <li>LUC 70-54.II. requires an estimate of peak daily water demand. Additionally, water demand for non-residential uses to be based on Table 70-4A, unless a site specific water demand study is performed per LUC 70-4.II.E. The water demand provided in the Domestic Water Demand Memo is in gallons per minute to be used for site waterline sizing. Provide a peak daily water demand and show conversion to equivalent users for Animas Water Company since the water supply letter shows capacity in equivalent users.</li> <li>The Commitment to Serve letter from Animas Water Company specifies that the sufficient water supply for fire protection purposes is not implied. Address if there is sufficient water at each hydrant to meet fire department requirements.</li> </ul>	<p><i>Phase 1 will have 144 Sites, Phase 2 will have 130 sites for a total build out of 274 sites. A brief analysis and summary has been provided in the 01/15/2025 water report. It is SEH's understanding from the AWC Mainline extension application, Tap analysis, and Staff guidance that AWC will also model their network as part of the mainline extension and tap connection reviews. Plans have been provided, and DFPD will perform inspections and hydrant flow tests for closeout. The difference between daily demand and fire flow is the primary reason that the modeling is directed toward fire flows, and the tap commitment from the Water Company is assumed sufficient for daily domestic uses. Finally, please note that AWC, DFPD, and La Plata County Code all consider the hydrant flow test at closeout to be the decisive verification for fire flow capacity.</i></p>
COUNTY ENGINEER	5 / Narrative		<p>Narrative:</p> <ul style="list-style-type: none"> <li>Specify number of sites for each phase. Total number of sites is different between Narrative and other engineering documents. Please ensure these numbers agree.</li> </ul>	<p><i>Number of sites for each phase is shown on phasing plan</i></p>
COUNTY ENGINEER	6 / Other		<p>Other:</p> <ul style="list-style-type: none"> <li>Site plan shows golf parking spaces. Clarify if golf carts are for employees to be used in the park, or guests. Golf carts would not be legal to use on CR 252.</li> </ul>	<p><i>Golf cart parking is intended to be used by guests, and circulation will be internal to the site.</i></p>
COUNTY ENGINEER	6 / other		<p>Road Improvements Agreement.</p> <ul style="list-style-type: none"> <li>Any improvements to CR 252 will require the developer to enter into a Road Improvement Agreement (RIA) with the county. This agreement will need to be signed by the developer prior to a hearing.</li> <li>Be aware that the financial security that is required by the RIA is a letter of credit in the amount of 120% of the approved cost estimate. This letter of credit is required to be provided prior to the county signature (and before building permit). It is required that a draft letter of credit be submitted for our legal team review prior to the issuance of the formal letter of credit. Please ensure that the letter of credit does not conflict with language in Section 1.3 of the RIA.</li> <li>Be aware that Section 4.2 requires proof of insurance which will be needed prior to county signature and building permit.</li> </ul>	<p><i>Noted</i></p>

Comment Response and Resolution Form-COUNTY ENGINEER				
Project:		Village Camp RV		
Project No.:		168892		
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Reviewer	Comment No.	Sheet or Page Number	Reviewer Comment	Designer Response
COUNTY ENGINEER	Notes		<p>1. Full submittal requirements are outlined in LUC. The checklist provided here is not a substitution for the standards outlined in LUC, and only is a summary provided to facilitate general discussion. Checklist is based on a preliminary understanding of the contemplated project. Following review of submittals and project details, additional items may be needed to demonstrate compliance with LUC.</p> <p>2. To be accepted, a land use application submittal must contain items identified in the checklist, and must have consistent information within the submitted materials. Once the submittal is determined to be complete and is accepted, a more</p>	<i>Noted</i>

**Comment Response and Resolution Form-Durango Fire Protection District**

<b>Project:</b> Village Camp RV				
<b>Project No.:</b> 168892				
<b>Document:</b> Agency Comments on 01/17/2025 Village Camp Durango Submittal				
Reviewer	Comment No.	Sheet or Page Number	Reviewer Comment	Designer Response
DFPD	1		Clubhouse may require fire sprinkler protection depending on use and/or access arrangement.	<i>Noted. System would be designed with building permit set rather than land use permit submittal.</i>
DFPD	2		Fire flow is required per the adopted fire code for structures. Fire flow is determined by overall size and construction type of structures. Fire flow to be provided with the required amount of fire hydrants including duration as indicated within the International Fire Code. Hydrants to be supplied with a minimum 6 inch central water supply line.	<i>Noted.</i>
DFPD	3		Hydrants to be "RED" and equipped with a 5" Storz and (2) 2-1/2" NHT connections and in-line with the local water purveyor's equipment requirements. Preferred hydrants, Mueller-Super Centurion or Kennedy as it meets the fire departments requirements. Update Detail Sheet too.	<i>Labels and details have been updated</i>
DFPD	4		Fire hydrant spacing is based on linear feet as the apparatus travels along the access road deploying 5 inch fire hose.	<i>DFPD suggested fire Hydrant Layout has been used for site.</i>
DFPD	5		This project consists of a commercial use occupancy within the Durango Fire Protection District(DFPD), therefore a Developmental Impact Fee is required to be paid in full at time of an application for a fire code review. The fee will be calculated by acquiring the total square footage of the building, then multiplied by the current rate as adopted by the Impact Fee agreement with the County and DFPD. Contact our office at (970) 382-6001 to assist in determining the fee.	<i>Noted.</i>
DFPD	6		RV parks are not directly addressed in the International Fire Code(IFC), development shall include requirements per NFPA 1194, the Standard for Recreational Parks and Campgrounds, 2015 edition, in accordance with section 102.7 of the adopted La Plata County Ordinance 2023-01	<i>Noted.</i>
DFPD	7		Original review with our office on May 20, 2024 indicated eleven (11) hydrants were required for the site based on the linear spacing requirements of laying 5" fire line.	<i>DFPD suggested fire Hydrant Layout has been used for site.</i>
DFPD	8		Provide existing fire hydrant locations along CR 252 as part of the site review.	<i>Existing Fire hydrants have been observed in the field and added into the plans.</i>
DFPD	9		Secondary access is required. Both entrances from CR 252 does not meet remoteness of the parcel.	<i>Note that the secondary access meets LUDC requirements, and DFPD has accepted these as superseding IFC requirements for the access.</i>
DFPD	10		Access roads do not meet remoteness. Two access roads are required for the development. When two roads are required they shall be placed at a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the property or area served.	<i>Note that the secondary access meets LUDC requirements, and DFPD has accepted these as superseding IFC requirements for the access.</i>
DFPD	11		Provide manufactures data sheet on 6 inch water meter for further review.	<i>No 6-inch water meter is proposed</i>
DFPD	12		6 inch meter? Verify as there are conflicting comments through the narrative and civil drawings	<i>No 6-inch water meter is proposed</i>
DFPD	13	EXHIBIT A	"DFPD is developing a live Evacuation Map that can be found here: TEST ONLY - 9/5/24" Correct to "La Plata County is developing this feature", not Durango Fire Protection District	<i>See updated narrative</i>

**Comment Response and Resolution Form-Durango Fire Protection District**

<b>Project:</b> Village Camp RV				
<b>Project No.:</b> 168892				
<b>Document:</b> Agency Comments on 01/17/2025 Village Camp Durango Submittal				
Reviewer	Comment No.	Sheet or Page Number	Reviewer Comment	Designer Response
DFPD	14		Final evaluation of hydrant placement was completed as part of this preliminary review. The locations identified are not in-line with our operational functions and the International Fire Code. Original comments on May 20, 2024 indicated eleven (11) hydrants for this project.	<i>DFPD suggested fire Hydrant Layout has been used for site.</i>
DFPD	15		Provide manufactures data sheet on 6 inch water meter for further review. There are conflicting notes on sheet	<i>No 6-inch water meter is proposed</i>
DFPD	16		Where is the hydrant for the convenience store on this parcel? (River Access Parcel)	<i>Development of this parcel is not a part of the project</i>
DFPD	17		Provide a fire suppression system for the clubhouse as the remoteness can not be met for two access roads.	<i>Noted. System would be designed with building permit set rather than land use permit submittal.</i>

**Comment Response and Resolution Form-FOX TUTTLE TRAFFIC IMPACT REVIEW**

<b>Project:</b> Village Camp RV				
<b>Project No.:</b> 168892				
<b>Document:</b> Agency Comments on 01/17/2025 Village Camp Durango Submittal				
Reviewer	Comment No.	Sheet or Page Number	Reviewer Comment	Designer Response
LA PLATA COUNTY ENGINEER- FOX TUTTLE	1		Bicycle, Pedestrian, and Golf Cart Access and Circulation Considerations: Note that Sec. 74-3 IV C.2.g. and f. of the La Plata County Code require consideration of modal splits and access considerations including paths and sidewalks etc. as part of the traffic study. It should also be noted that this site is adjacent to a country club and golf course, where golf cart traffic is to be expected. In fact, the Site Plan illustrates parking spaces for golf carts. This coupled with neighbors expressed concerns about safely accommodating bicycle, pedestrian, and golf cart traffic along CR 252 suggest that the study should consider these alternative travel modes to the automobile and identify any measures to facilitate their Village Camp Durango RV Resort - Traffic Impact Study (2nd Submittal) March 6, 2025	<i>Added discussion regarding that golf carts are internal circulation only. Adding in widened shoulders will help alleviate some concerns with pedestrians and bikes traveling on the roadway. Design team is pursuing a design of a multiuse path for the corridor.</i>
LA PLATA COUNTY ENGINEER- FOX TUTTLE	2		Section 2.4., Page 3, last sentence should read "existing (2024)" not 2023.	<i>Updated text</i>
LA PLATA COUNTY ENGINEER- FOX TUTTLE	3		Appendix B. Include Synchro Timing reports in the Appendix for all signalized intersections/scenarios to show what retiming was done (for example, the Year 2045 Background + Site Generated LOS is improved over the Year 2045 Background LOS due to retiming, but it is difficult to determine what signal timing changes were made to achieve this improvement without the Timing reports.	<i>Included in appendix</i>

**Comment Response and Resolution Form-Hermosa Sanitation District**

Project: Village Camp RV				
Project No.: 168892				
Document: Agency Comments on 01/17/2025 Village Camp Durango Submittal				
Reviewer	Comment No.	Sheet or Page Number	Reviewer Comment	Designer Response
HSD	1a		The Village Camp site plan proposes the construction of 277 site, a bath house and club house. Based on applicable criteria of 100 gpd/RV site, estimate of average daily flow from RV spaces is 27,000 gpd. The Site Plan proposes 2 phases of development. Phase 1 includes 169 RV Spaces, Club House, and Bath House. Phase 2 includes an additional 108 RV spaces. The operational plan suggest 8-10 full-time employees which is not addressed in the Sewage Disposal Memo.	<p><i>Tap counts and amenity building use has been discussed between SEH and HSD, and parties agree that the 110 taps are adequate to serve 274 RV sites with amenity buildings serving resort guests only, and 8-10 full time employees.</i></p>
HSD	1b		The Bath House description in the memo indicates a 4 washing machines, the floor plan for the Bath House shows 5 public washing machines and 3 staff washing machines. The memo and plans are inconsistent.	
HSD	1c		The Clubhouse description in the memo 4 lavatories, the floor plan for the Club House shows 2 restrooms with multiple toilets and sinks. The memo and the plans are inconsistent.	
HSD	1d		HSD has completed independent calculations which agree that the RV Site portion Village Camp project will produce wastewater volumes consistent with 11 ERTs, independent of employees. HSD assumes that the clubhouse or bathhouse for occupants would be included in the 100 gpd/RV site wastewater use.	
HSD	1e		The Sewer Disposal Memo suggest the an RV site will produce 13 gpd using flow data from another Village Camp owned project, HSD cannot support using this data for the project.	
HSD	1f		Impact fees will be calculated per HSD Will Serve letter once the final site plan and wastewater producing uses are considered final and approved by HSD and LPC. The Will Serve letter will be updated to reflect the proposed project with the removal of the Park Models. Annexation of the VC project will be considered upon final approval by HSD and LPC.	
HSD	1g		All proposed village camp sewer infrastructure internal to the project shall be privately owned and maintained but designed to meet HSD requirements for sewer mains. See following comment regarding collections system.	<i>Separate dedicated 12-IN line for HSD on North side of site.</i>

**Comment Response and Resolution Form-Hermosa Sanitation District**

<b>Project:</b> Village Camp RV				
<b>Project No.:</b> 168892				
<b>Document:</b> Agency Comments on 01/17/2025 Village Camp Durango Submittal				
Reviewer	Comment No.	Sheet or Page Number	Reviewer Comment	Designer Response
HSD	1h		Wastewater delivered to HSD shall meet HSD influent standards. BOD = 250 mg/l, TSS = 200 mg/l, PH between 6 and 8. the SEH memo indicates that effluent will be at or below these standages using another RV Park owned by Village Camp for data. HSD will test Village Camp effluent to confirm this condition is being satisfied . HSD will notify the owner of any violations. Any additional improvements required to meet these requirements will be Village Camp responsibility.	<i>Noted.</i>
HSD	2a		See attached plans for additional review comments, general comments shall be considered and applied as applicable to design	<i>These comments have been Individually addressed as well.</i>
HSD	2b		HSD will require the sewer mains identified on Plan sheet 30 as Sewer A and B be dedicated to HSD as a mainline extension. The end of Sewer B shall be extended to CR 252 ROW, where a manhole and 12" stub it cap will be placed to provide a point of connection for future service to properties north and east of the project. HSD will require a meeting with SEH to review the details of this main extension including the design of the point connection to HSD system, the alignment, and associated easements. Sewer service lines for the "pods" of RV sites fronting this man shall be consolidated to reduce connection to the HSD Mainline	<i>Separated dedicated 12-IN line for HDS on North side of site.</i>
HSD	2c		Groundwater info is not shown on plans as suggested in comment/response letter from SEH. If substantial groundwater is encountered during construction the proposed design may require modifications.	<i>Noted.</i>
HSD	2d		While a 12" main at 0.2 slope is acceptable for mainlines, this is not intended for be globally applied to a private collection system. It appears that an 8" main at 0.5% slope may be applicable in many areas.	<i>Locations where increasing slope is feasible have been downsized to 8-inch sewer mains with a minimum slope of 0.5%</i>
HSD	2e		Provide a plan and profile of the existing HSD discharge pipe to confirm utility crossings, grading, and site improvements are free of conflict and not an issue during construction.	<i>Added Plan and Profile Sheet of "As Built" for HSD discharge pipe showing proposed utility crossings.</i>
HSD	2f		Swimming pool or hot tub discharge shall be managed by VC per CDPHE Low Risk Discharge Guidance- Discharges from Pools, Fountains, or other Similar Type Facilities that are Fed Soley by Potable Water. VC shall notify HSD prior to discharging the simming pool or hot tub water to HSD WWTP.	<i>Noted.</i>

Comment Response and Resolution Form-HSD-PLAN MARKUP				
Project:		Village Camp RV		
Project No.:		168892		
Document:		Agency Comments on 01/17/2025 Village Camp Durango Submittal		
Reviewer	Comment No.	Sheet or Page Number	Reviewer Comment	Designer Response
HERMOSA SANITATION DISTRICT		4	WHAT DOES THIS MEAN? THIS EASEMENT IS NOT GOING TO BE REVISED AND THE EXISTING EASEMENT AND DISCHARGE PIPE NEED TO BE PLANNED AROUND. IS THE SEWER LINE LOCATED OUTSIDE OF THE EASEMENT AND THAT NEEDS TO BE FIXED?	<i>Easement is being revised to contain District infrastructure.</i>
HERMOSA SANITATION DISTRICT		4	PROVIDE EASEMENT FOR HSD MAINLINE EXTENSION ON VC PROPERTY, SEE COMMENT ON UTILITY PLAN- Refers to label "EXISTING 30-FT EASEMENT FOR HERMOSA SANITATION DISTRICT OUTFALL TO RIVER TO BE REVISED TO FOLLOW INRASTRUCTURE"	<i>District Main and easement have been added to plans.</i>
HERMOSA SANITATION DISTRICT		5	SHOW EASEMENT FOR MAINLINE EXTENSION, SEE UTILITY PLAN	<i>District Main and easement have been added to plans.</i>
HERMOSA SANITATION DISTRICT		7	PROVIDE PROFILE OF HSD DISCHARGE PIPE SHOWING ALL UTILITY, GRADING, STORM DRAIN, INDICATING ALL CROSSINGS AND WORK IS FREE OF CONFLICT, HSD PIPE SHALL NOT BE MOVED	<i>Added Plan and Profile Sheet of "As Built" for HSD discharge pipe.</i>
HERMOSA SANITATION DISTRICT		7	ALL SEWER MAINS INTERNAL TO VC SHALL BE PRIVATELY OWNED AND MAINTAINED.	<i>Noted.</i>
HERMOSA SANITATION DISTRICT		7	HSD REQUESTS SEH SCHEDULE A MEETING TO DISCUSS THIS DESIGN AND THE MAINLINE EXTENSION	<i>Meeting was held and informed current design.</i>
HERMOSA SANITATION DISTRICT		7	HSD MAINLINE EXTENSION SEWER LINES A AND B. THIS IS TO PROVIDE SERVICE FOR FUTURE SEWER EXTENTION TO AREAS NORTH AND EAST NORTH. THIS SECTION OF MAIN WOULD BE OWNED AND MAINTAINED BY HSD AS A MAINLINE.	<i>District Main and easement have been added to plans.</i>
HERMOSA SANITATION DISTRICT		7	CONSOLIDATE TO A SINGLE 4" OR 6" COLLECTION PIPE AND SINGLE SEWER SERVICE CONNECTION (TYP.) LOTS FRONTING HSD MAIN.	<i>Private collection main has been added in shared trench with HSD main</i>
HERMOSA SANITATION DISTRICT		7	COULD POTENTIALLY CONNECT SEWER F TO SEWER B AND ELIMINATE CONNECTION OF SEWER F TO SEWER E	<i>Sewer F has been connected to HSD main in entry road</i>
HERMOSA SANITATION DISTRICT		7	ALL SEWER MAINS INTERNAL TO VC SHALL BE PRIVATELY OWNED AND MAINTAINED.	<i>Noted.</i>
HERMOSA SANITATION DISTRICT		7	EXTEND SEWER B TO COUNTY ROAD ROW, PROVIDE MH AND 12" DIA. STUB.	<i>District Main and easement have been added to plans.</i>
HERMOSA SANITATION DISTRICT		31	CONSOLIDATE RV SITES FRONTING MAINLINE INTO ONE SERVICE CONNECTION FOR 4-6 SITES? PER PLUMBING CODE	<i>Private collection main has been added in shared trench with HSD main</i>
HERMOSA SANITATION DISTRICT		31	THE DETAILED INFORMATION REGARDING CONSTRUCTION LEVEL INFORMATION AND PROPERTY LINES IS LACKING FOR THIS IMPORTANT ELEMENT OF THE PROJECT, SEE PREVIOUS COMMENT WRT HSD MAINLINE EXTENSTION THROUGH PROJECT	<i>Connection routing and details were discussed in the field bay SEH, HSD, and Mountain Civil. Current plans represent SEH's best effort at capturing discussion.</i>
HERMOSA SANITATION DISTRICT		31	SEWER A SHALL BE A HSD MAINLINE EXTENSION, EASEMENT TO BE GRANTED TO HSD	<i>District Main and easement have been added to plans.</i>
HERMOSA SANITATION DISTRICT		31	PROVIDE AS BUILT SURVEY INFO AT POINT OF CONNECTION	<i>MH information has been provided in plans</i>

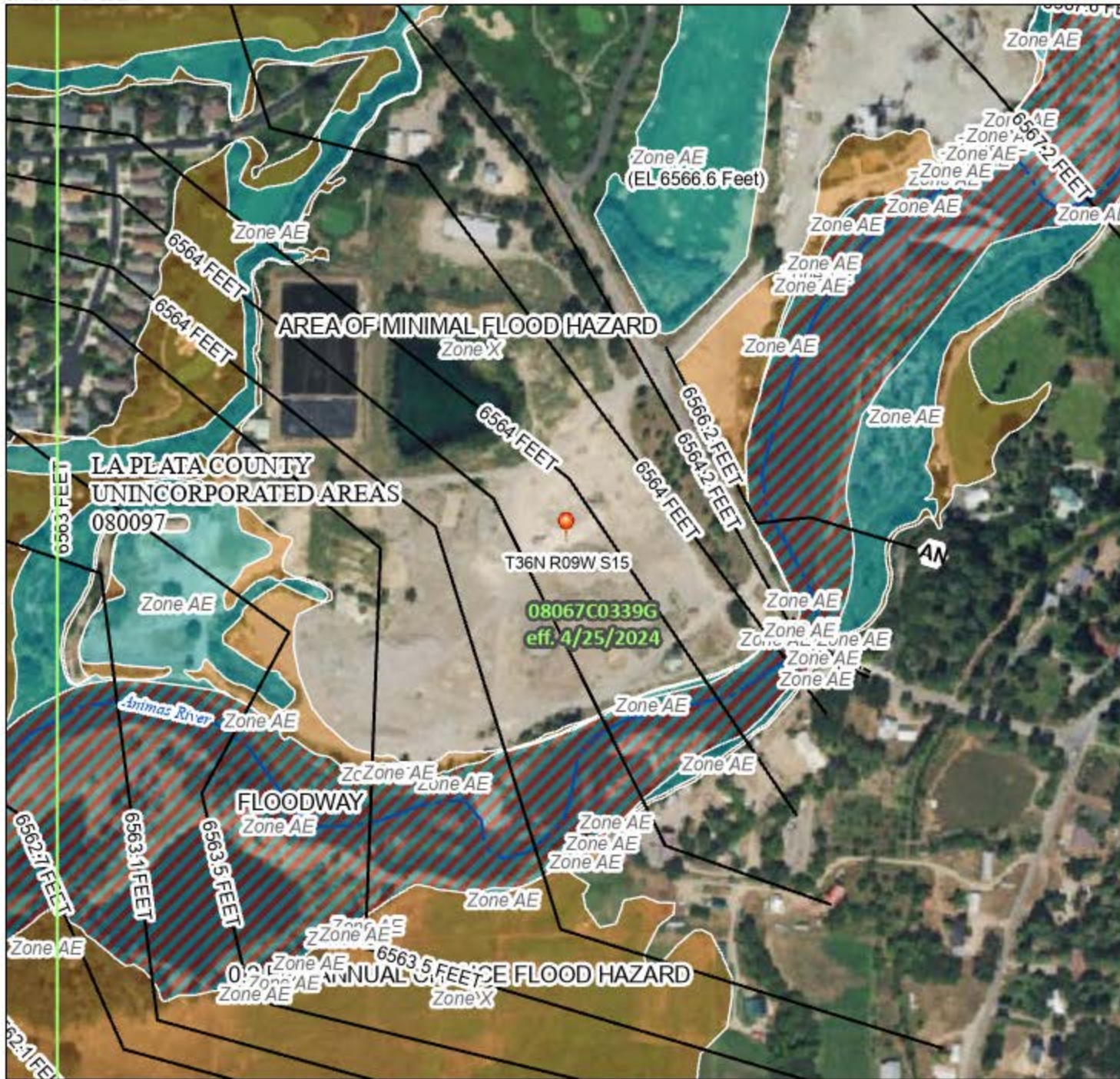
Comment Response and Resolution Form-HSD-PLAN MARKUP				
Project:		Village Camp RV		
Project No.:		168892		
Document:		Agency Comments on 01/17/2025 Village Camp Durango Submittal		
Reviewer	Comment No.	Sheet or Page Number	Reviewer Comment	Designer Response
HERMOSA SANITATION DISTRICT		32	EXTEND SEWER B TO CR 252 ROW, TERMINATE W/ MH AND STUB	<i>District Main and easement have been added to plans.</i>
HERMOSA SANITATION DISTRICT		32	CONSOLIDATE RV SITES FRONTING MAINLINE INTO ONE SERVICE CONNECTION FOR 4-6 SITES? PER PLUMBING CODE	<i>Private collection main has been added in shared trench with HSD main</i>
HERMOSA SANITATION DISTRICT		32	HSD MAINLINE EXTENSION TO CR 252 ROW, PROVIDE EASEMENT	<i>District Main and easement have been added to plans.</i>
HERMOSA SANITATION DISTRICT		32	CONSOLIDATE RV SITES FRONTING MAINLINE INTO ONE SERVICE CONNECTION FOR 4-6 SITES? PER PLUMBING CODE	<i>Private collection main has been added in shared trench with HSD main</i>
HERMOSA SANITATION DISTRICT		33	PROVIDE AS BUILT SURVEY INFO AND PLAN/PROFILE FOR HSD DISCHARGE PIPE TO BE SURE THERE WILL BE NO CONFLICT	<i>Added Plan and Profile Sheet of "As Built" for HSD discharge pipe.</i>
HERMOSA SANITATION DISTRICT		33	PROVIDE AS BUILT SURVEY INFO FOR HSD DISCHARGE PIPE TO BE SURE THERE WILL BE NO CONFLICT	<i>Added Plan and Profile Sheet of "As Built" for HSD discharge pipe.</i>
HERMOSA SANITATION DISTRICT		33	COULD BE 8" @ 0.5% MIN.	<i>Locations where increasing slope is feasible have been downsized to 8-inch sewer mains with a minimum slope of 0.5%</i>
HERMOSA SANITATION DISTRICT		34	COULD BE 8" @ 0.5% MIN.?	<i>Locations where increasing slope is feasible have been downsized to 8-inch sewer mains with a minimum slope of 0.5%</i>
HERMOSA SANITATION DISTRICT		36	IS THE END OF THIS LINE CUTOFF IN PROFILE?	<i>Corrected sheet show all of profile.</i>
HERMOSA SANITATION DISTRICT		37	COULD ELIMINATE THIS MAIN OR COULD BE 8" @ 0.5%?	<i>Locations where increasing slope is feasible have been downsized to 8-inch sewer mains with a minimum slope of 0.5%</i>
HERMOSA SANITATION DISTRICT		37	SEEMS DEEP? NEEDS TO BE ENCASED?	<i>Corrected depth and added callout for encasement.</i>
HERMOSA SANITATION DISTRICT		37	CHECK SLOPE	<i>Corrected slope</i>
HERMOSA SANITATION DISTRICT		38	THIS COULD BE 8" @ 0.5% MIN.	<i>Locations where increasing slope is feasible have been downsized to 8-inch sewer mains with a minimum slope of 0.5%</i>
HERMOSA SANITATION DISTRICT		38	EXTEND SEWER B TO CR 252 ROW, TERMINATE W/ MH AND STUB	<i>District Main and easement have been added to plans.</i>

Comment Response and Resolution Form-HSD-PLAN MARKUP				
Project:		Village Camp RV		
Project No.:		168892		
Document:		Agency Comments on 01/17/2025 Village Camp Durango Submittal		
Reviewer	Comment No.	Sheet or Page Number	Reviewer Comment	Designer Response
HERMOSA SANITATION DISTRICT		38	COULD ELIMINATE AND TIE THIS TO SEWER B MAINLINE EXTENSION	<i>District Main and easement have been added to plans.</i>
HERMOSA SANITATION DISTRICT		39	SEWER G RUN COULD BE 8" @0.5%?	<i>Locations where increasing slope is feasible have been downsized to 8-inch sewer mains with a minimum slope of 0.5%</i>
HERMOSA SANITATION DISTRICT		39	WHY IS WATER SO DEEP, AWC STANDARD IS 4' COVER TO TOP OF PIPE	<i>Water mains have been adjusted to min cover or to avoid conflicts</i>
HERMOSA SANITATION DISTRICT		39	GROUP 6 RV SITES ON A RUN AND CONNECT TO MAIN, CONCEPT TO REDUCE # OF TAP SADDLES AND SEWER MAIN / MHS  THIS COULD BE APPLIED GLOBALLY TO REDUCE AMMOUNT OF MHS AND MAINLINE	<i>The Owner's preference is to maintain the current design with manholes for maintenance of their private system</i>
HERMOSA SANITATION DISTRICT		39	ELIMINATES 150 LF OF 12" MAIN AND ONE MH, JUST AN IDEA	<i>Noted</i>
HERMOSA SANITATION DISTRICT		40	SEWER H RUN COULD BE 8" @0.5%?	<i>Locations where increasing slope is feasible have been downsized to 8-inch sewer mains with a minimum slope of 0.5%</i>
HERMOSA SANITATION DISTRICT		45	COULD BE 8" @ 0.5%	<i>Locations where increasing slope is feasible have been downsized to 8-inch sewer mains with a minimum slope of 0.5%</i>

# National Flood Hazard Layer FIRMette



107°50'39"W 37°23'23"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR	Regulatory Floodway

	0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee Zone D

### OTHER AREAS OF FLOOD HAZARD

	Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D

OTHER AREAS	GENERAL STRUCTURES
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
	17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

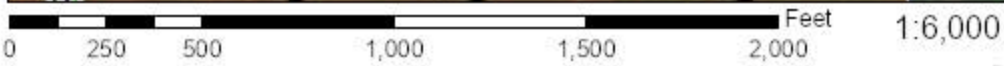
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/9/2025 at 8:49 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Basemap Imagery Source: USGS National Map 2023

107°50'2"W 37°22'55"N