PETITION

Opposing the Roberts Resorts Village Camp Durango

La Plata County Project #PL2023-0036 — Trimble Lane / CR 252 at the Animas River

We, the undersigned residents and property owners of the Animas Valley and La Plata County, oppose the proposed Roberts Resorts Village Camp Durango — a 274-site commercial RV park proposed on Trimble Lane (County Road 252) along the Animas River. This is not a small addition to our community — it is the equivalent of placing a small city in the middle of a rural valley, permanently and irreversibly changing its character.

This project is being brought to us by Scott Roberts of Roberts Resorts, an out-of-state developer with no lasting stake in this community. Even if every technical requirement is eventually satisfied on paper, we believe a 274-site commercial resort does not belong in the rural Animas Valley, for the following reasons:

1

It does not fit the character of the Animas Valley.

The Animas Valley is defined by large-lot agricultural and residential properties, not commercial resort development. A 274-site RV park at this scale and intensity is fundamentally incompatible with the surrounding community. This is not just our opinion — it is the County's own adopted policy: the 2019 Animas Valley District Plan calls for the County to *"preserve the lower density rural atmosphere by maintaining the separation between urban Durango and the more rural Animas Valley."*

2

Traffic volume and safety on rural roads never built for this.

Hundreds of additional vehicles a day — including RV coaches and vehicles towing RVs and trailers — would move through a two-lane rural corridor already shared by cyclists, pedestrians, and horses. Compounding the concern: a 2024 federal inspection found that the Trimble Lane bridge over the Animas River had lost roughly 80% of its load-carrying capacity since its prior inspection two years earlier, with no public explanation and no change to how the bridge is posted for use. Neither the County nor Roberts have plans to renovate the bridge.

3

Wildfire evacuation and fire mitigation.

The local fire district said plainly, in a July 2026 meeting, that it *"would not try to fully evacuate the RVs from the park"* in a wildfire — moving all 274 units out *"would not be practical."* Evacuating 274 vehicles concurrent with residential traffic constitutes a safety hazard, and depending on the type of emergency could be disastrous.

4

A precedent for the rest of the Animas Valley.

Approving a commercial development of this scale and intensity here would open the door to similar large-scale conversions throughout the Animas Valley — including the gravel pit directly across CR 252, which could pursue the same kind of development once this precedent is set. The County's own District Plan warns against exactly this: *"any amendments that propose increased density should be evaluated and carefully scrutinized as to its benefits to the Animas Valley."*

5

A documented pattern of saying "resolved" when it wasn't.

Across four rounds of county review over three years, the applicant's own written responses have repeatedly claimed problems were fixed — on landscaping, lighting, pedestrian safety, and more — when the actual plans showed otherwise. The county should not take the applicant's remaining promises at face value.

We respectfully ask the La Plata County Planning Commission and Board of County Commissioners to deny this application. Some impacts cannot be fixed by revised paperwork: the scale, character, and precedent of this project are fundamentally incompatible with the rural Animas Valley, regardless of whether every technical code requirement is eventually satisfied.

This is a close rendering of the Roberts RV park as presented in their 3rd Submission Packet. It illustrates what a blight this would be on the community.