

RV PARK/CAMPGROUND PROPOSED

# CODEBOOK AMENDMENTS

## PUBLIC HEARING

Planning Commission April 16, 2024 @ 1:30pm

Board of County Commissioners April 17, 2024 @  
1:30pm

- Written public comments must be received by April 1, 2024 to be included in packet sent to Planning Commission and Board of County Commissioners
- Website posting of packet will be updated each Friday from March 15<sup>th</sup>, 2024 until March 29<sup>th</sup>, 2024. Final update to website posting of public comments will be Tuesday April 2, 2024.

## **2.05 GENERAL USE REGULATIONS**

### **A. Campgrounds and Recreation Vehicle (RV) Parks**

1. **Purpose.** The purpose of this section is to allow the development of the full spectrum of campgrounds and RV parks in a manner that ensures adequate services are available and provided. To support the provisions of this subsection A, the Colorado Department of Public Health and Environment regulations on Campgrounds and Recreation Areas (6 CCR 1010-9) should be consulted when interpreting and applying the standards of this subsection A. Facilities and services should be commensurate with the camping equipment the campground or RV park is designed. Mobile homes are prohibited within campgrounds and RV parks.
2. **Applicability.** The standards and procedures contained in this section shall apply to all applications for new campgrounds and RV parks including additions and/or expansions to existing campgrounds and/or RV parks within the unincorporated areas of Rio Grande County. Upon application submittal, an applicant shall demonstrate that the proposed campground or RV park meets all standards and provisions of this subsection A.
3. **Relationship with CCR.** The Colorado Department of Public Health and Environment regulations on Campgrounds and Recreation Areas (6 CCR 1010-9), as may be amended from time to time, is hereby adopted by reference. When there is a conflict between this subsection A and 6 CCR 1010-9, the stricter provision shall control. Copies of 6 CCR 1010-9 may be obtained through the Rio Grande County Land Use Department upon request.

**4. Permit Requirements**

- a. All proposed campgrounds and RV parks shall be subject to all applicable regulations and authorities of the 6 CCR 1010-9 and the regulations set forth in this Section, *2.05.A, Campgrounds and RV Parks*.
- b. The Planned Unit Development (PUD) process may not be used to vary and or nullify the standards applicable to campgrounds or RV parks.
- c. All campgrounds and RV parks shall be reviewed and approved through the Site Plan process set forth in Section 3.08, *Site Plan*.

**5. Campground Types:**

The following campground types are established within Rio Grande County:

- a. **Primitive / Semi-Primitive Campgrounds:** This type of campground is generally accessible only by walk-in, pack-in, or equestrian. No amenities or services are available at Primitive Campgrounds and are limited to only tents.
  - i. Primitive and/or Semi-Primitive Campgrounds, as defined and regulated by 6 CCR 1010-9 and this Land Development Code shall not be permitted on private property within the unincorporated lands of Rio Grande County.
- b. **Semi-Developed Campgrounds:** This type of campground is generally accessible to vehicular traffic. Only sanitary facilities are provided. No potable water or electric services are provided to the property nor any campsite or RV space. Types of users will vary based on accessibility and facility design.
- c. **Developed Campgrounds:** This type of campground is accessible by any type of vehicle, including larger RVs. Sites are substantially developed and generally include tables, flush toilets, water, sewer, and/or electrical hookups, and refuse containers. Hookups may not be provided to each campsite or RV space.

d. **RV Parks:** RV parks as regulated and defined in this Land Development Code shall have the same intent and use as a modern RV park as defined and regulated in 6 CCR 1010-9. These are primarily used for travel trailers, self-contained campers, and other towable or drivable RVs and typically include full water, sewer, and electric hook ups to all of the spaces. An RV park may also include campsites, cabins, and other permanent improvements such as offices, showers, laundry, dining, or other gathering facilities, for the use and enjoyment of uses of the RV park.

**6. Utilities.**

a. The following table identifies the minimum provision of services provided to the Campground or RV Park.

<b>Campground Type</b>	<b>Vault Privy</b>	<b>OWTS</b>	<b>Sewer</b>	<b>Potable Water</b>	<b>Electric</b>
Semi-Developed	No*	Yes	No	No	No
Developed	No	Yes	Yes	Yes	Yes
RV Park	No	Yes	Yes	Yes	Yes

*\*Vault privy's may only be allowed where an OWTS cannot be installed. Vault privy's shall be approved by the Colorado Department of Public health and Environment and the Rio Grande County Building Department.*

b. The following table further clarifies the minimum services provided to each campsite or RV space:

<b>Campground Type</b>	<b>Vault Privy</b>	<b>OWTS</b>	<b>Sewer</b>	<b>Potable Water</b>	<b>Electric</b>
Semi-Developed	No*	Yes	No	No	No
Developed	No	Yes	No	No	No
RV Park	No	Yes	Yes	Yes	Yes

*\*Vault privy's may only be allowed where an OWTS cannot be installed. Vault privy's shall be approved by the Colorado Department of Public health and Environment and the Rio Grande County Building Department.*

c. All electrical service to RV Spaces and/or campsites shall be installed in compliance with the state electrical code. All necessary electrical permits shall be obtained and installations inspected.

d. All secondary utility lines shall be installed underground.

**7. Accessory Uses.** Except as specified below, the following uses are accessory to all campground types:

a. Service buildings associated with the campground or RV park, including utilities, management office, equipment storage, sanitary facilities, laundry facilities, and recreation facilities.

b. One residential dwelling unit or permanent RV for the purpose of housing a resident manager or caretaker may be allowed in addition to the allowed number of rental cabins.

c. Rental Cabins may be allowed in developed campgrounds or RV parks provided required building permits and compliance with all applicable setbacks and building code standards are met. To be considered accessory, rental cabins shall:

---

- i. Be limited to ten (10) percent of the total number of campground sites and/or RV Spaces and
- ii. Not exceed twenty (20) rental cabins in total.

**8. Standards.**

- a. All applications for campgrounds and/or RV parks shall explicitly display compliance with each standard provided in Section 6.03, *Natural Resource Protection Standard* of the Land Development Code.
- b. Developed campgrounds and RV parks shall not be located in the following areas:
  - i. Within any Landslide Hazard Area, Rockfall Area, and or Alluvial Fan Hazard Area as determined by the County.
  - ii. Within any area which is adjacent to existing chronic nuisances such as noise, smoke, fumes, and or odors.
- c. Wheels and/or similar devices shall not be removed from RVs parked within an RV Park, nor shall any fixture be added, or barrier be placed which will prevent the RV from being moved under its own power or by a passenger vehicle.
- d. Skirting of RV's is permitted, provided it can easily be removed.
- e. An RV Park shall not be allowed as an accessory uses to any other use.

**9. Site Improvements.**

- a. **Dimensional Standards.** All proposed RV park locations shall meet the following minimum dimensional and site design requirements:

	<b>Setback from Public Roads</b>	<b>Front, Side, and Rear Setback<sup>1</sup></b>	<b>RV Space Separation<sup>2</sup></b>	<b>Individual RV Space Parking</b>	<b>Building Code Compliance</b>
	50'	25'	15'	1 Space	Required

<sup>1</sup> No parking spaces shall be allowed in the front setback area. Accessory parking may be allowed in side and rear setbacks.

<sup>2</sup> All RV spaces shall be designed to ensure that slide-outs and/or other protrusions do not extend beyond the designated space.

**b. Access.**

- i. Entrances into campgrounds and RV parks or onto access roads off state or federal highways, must be rounded by at least a thirty-six (36) foot radius arc to provide convenient and safe ingress and egress to highways without traffic obstruction.
- ii. Entrances into campgrounds and RV parks or onto RV park access roads off of a County Road or other road must meet the requirements of the applicable Rio Grande County Road and Bridge access permit.
- iii. No campsite or RV space shall be accessed directly from State or Federal highways or County Roads.

**10. Parking.**

- a. No vehicles shall be parked outside a designated and improved campsite, RV space, or designated parking areas.
- b. No parking shall be allowed along interior circulation roadways.

11. **Water Supply and Distribution.** An accessible, adequate, safe, and potable supply of water shall be provided as required by Section 2.05.A.5, *Utilities*, and shall be in compliance with Section 6.01.F, *Central Water and Wastewater Systems*.
  - a. Water supply under pressure shall deliver a minimum of 100 gallons per day per campsite and RV space or as required by 6 CCR 1010-9.
  - b. Applicants shall provide evidence of approval of water supply by the Colorado Division of Water Resources (DWR) and Colorado Department of Public Health and Environment (CDPHE).
12. **Sewage Disposal.** Sanitary services shall be provided as required by Section 2.05.A.5, *Utilities*, and shall be in compliance with Section 6.01.F, *Central Water and Wastewater Systems*.
  - a. The sewage system shall be designed, constructed, and maintained in accordance with 6 CCR 10109 Division of Health and Sustainability and any other state laws, and County regulations including Section 6.01.F, Central Water and Wastewater System.
  - b. Applicants shall provide evidence of approval of sewage and wastewater treatment systems by Rio Grande County Public Health, Rio Grande County Building Department and/or the Colorado Department of Public Health and Environment. (CDPHE)
  - c. No vault privy's shall be allowed except in certain situations where an OWTS cannot be installed and the vault privy has been approved by the CDPH and Rio Grande County Building Department.
  - d. No RV, whether in an RV Park or other lot, parcel, tract of property within the unincorporated area(s) of Rio Grande County, shall be inhabited for any period of time without an adequate means of sewage disposal in a manner consistent with this subsection A.
  - e. All RV Parks shall comply with the following standards.
    - i. Each RV space shall be directly connected to the sanitary sewer service system in an RV park.
    - ii. No solid or liquid waste may be discharged or otherwise disposed on the surface of the ground or into any ditch, stream, or lake.
    - iii. Each RV space shall be provided with at least a four (4) inch sewer connection. The sewer connection shall be closed when not linked to a recreational vehicle and capped to prevent the escape of odors.
    - iv. All RV drains shall be watertight and self-draining.
13. **Refuse Disposal.**
  - a. The storage, collection, and disposal of refuse within a developed campground or an RV park shall be so managed as to create no health hazards, wildlife attraction/access, rodent harborage, insect-breeding areas, accident hazards or air/water pollution.
  - b. All refuse shall be stored in approved containers per section 9.0 of 6 CCR 1010-9, which shall be provided in sufficient number and capacity to prevent any refuse from overflowing or blowing away. Collection shall be conducted weekly at a minimum.
14. **Landscaping.** The Site Plan shall include a landscape plan compliant with Section 6.02.D *Landscape Standards*.
15. **Security**
  - a. All campsites and RV spaces shall be clearly marked with a number and visible from the internal circulation road.

---

b. Security lighting shall be provided to the extent practicable and identified on the site plan.

## **2.04 USE, LOT SIZE, AND SETBACK TABLES**

### **B. Table of Land Uses Interpretation and Process**

*Table T-2.2 – Table of Land Uses*

		OS	AF	AR	AE	RR	R	MH	CRT	CB	LI	HI
Recreation	Semi-Developed Campground		C	C					C		C	
	Developed Campground		C	C					C		C	
	RV Park	C	C	C	C				C	C	C	

### **13.03 – GENERAL DEFINITIONS (NEW – ADDED 2/15/2024)**

**Campground:** An outdoor area providing space for vacationers to temporarily occupy in tents or recreational vehicles. A campground may also include an area with rental cabins, rental tents, and site amenities, but its primary function is to accommodate visitors providing their own shelter.

**Camping:** The act of using a tent or recreational vehicle for transient dwelling purposes.

**Camping, Tent:** Tent means a portable, temporary cover or shelter made of canvas, nylon, plastic, or similar materials supported by poles, with or without side panels, used for recreation purposes.

**Campsite:** A portion of land, identified on the approved site plan, in a campground or recreation vehicle park for the placement of a single tent and the exclusive use of its occupants.

**Recreation Vehicle (RV):** A vehicle primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. Examples of recreational vehicles include, but are not limited to: camping trailer or tent trailer; motorized camper, motor home, recreational conversion van or bus; pick-up camper; travel trailer.

1. **Camping trailer or tent trailer:** A folding structure constructed of canvas, plastic or similar water repellent material, designed to be mounted on wheels and to be used as a temporary shelter for travel and recreation purposes.
2. **Motorized camper, motor home, recreational conversion van or bus:** A self-propelled vehicle consisting of a portable, temporary shelter to be used for travel and recreation purposes.
3. **Pick-up camper:** A structure designed to be mounted on or loaded into a pick-up truck chassis for use as a temporary shelter for travel and recreation purposes.
4. **Travel trailer:** A towed vehicle designed as a temporary shelter used for travel and recreation purposes.

**Recreation Vehicle (RV) Park:** Any lot or parcel of land used or intended to be used for the accommodation of two or more recreational vehicles for transient dwelling purposes.

**Recreational Vehicle (RV) Space:** A portion of land, identified on the approved site plan, in a campground or recreation vehicle park for the placement of a single recreational vehicle and the exclusive use of its occupants.

COMMENTS /  
RESPONSES FROM  
REFERRAL  
AGENCIES

## Re: Primitive Camping - Private Land

1 message

**Brandon Wolff** <bwolff@chaffeecounty.org>  
To: RGC Land Use <rgclanduse@riograndecounty.org>

Mon, Jan 29, 2024 at 1:11 PM

Dixie,  
Answers in the body of your email, in **RED**

On Thu, Jan 25, 2024 at 7:16 AM RGC Land Use <rgclanduse@riograndecounty.org> wrote:  
Brandon,

Thank You for the quick response, I think "yes" my question (in general) is about all of those you mentioned.

Does Chaffee County require permits for a private person camping on their own vacant private land? ( I got property and want to spend a few weeks on it this year) **Yes.** If so, is there a charge for this permit? **\$120 currently.** Length of time limit? **90 days in a calendar year. (Nonconsecutive fine)** Any sanitary wastewater requirements or other requirements? It's Admin Review, so water and wastewater are required in the applicant's narrative. (LUC 7.8.8)

On the Private Lands commercial camping or renting of one or more "camping sites" for fee (Hip camp, Dirt). What are the requirements, limits or restrictions and permit fees? Are there any requirements on wastewater/sanitary sewer? Has this been a positive regulation for Chaffee County? **"Private Lands Camping": Aside from the campground regulations in the LUC, we also allow Ag-associated campsites.** Basically it's 1 site per 20 acres, with a max of 5, for active production AG Tax parcels. (think: small side hustle for the ranchers) This is for "primitive camping" so water and wastewater need to be addressed in the narrative, but self-contained/wag-bag is allowable. Same fee schedule as above. HipCamp has to be on a campground. Only campgrounds and the Active Ag properties w/ "Private Lands Camping" permits can commercially rent like that. (LUC 7.8.9)

If you have the time I would greatly appreciate your insight on what works/what doesn't work surrounding the Private Lands commercial camping regulations.

The 7.8.9 stuff is pretty new, very inapplicable for most properties in the county, and has only been applied for 2 or 3 times since Oct of 2022. Too small of a sample size on that one, honestly. By design, it's just not going to be an oft-used permit. There's also Seasonal Employee Camping, but that's almost exclusively the summer raft guides.

Regards,

On Wed, Jan 24, 2024 at 3:41 PM Brandon Wolff <[bwolff@chaffeecounty.org](mailto:bwolff@chaffeecounty.org)> wrote:  
Hello again Dixie,  
Good to talk with you again. The regulations are working fairly well. We still have a preponderance of illegal camping, but at least we have options for them when they get caught/see the light.  
To give you better answers, could I get you to refine your questions a bit?  
Namely, are you talking about the 90 Day Permits (aka "I've got land and I like to visit it at different points through the year")  
OR Camping while DIY building a home?  
OR Privates Lands Camping, which is an expanded use for lands with AG status?

Respectfully,

*B. Wolff*

Brandon Wolff  
Chaffee County Planning & Zoning  
(719) 530-5570

On Wed, Jan 24, 2024 at 3:10 PM RGC Land Use <[rgclanduse@riograndecounty.org](mailto:rgclanduse@riograndecounty.org)> wrote:

Hi Brandon,

We, here in Rio Grande County, have been working on drafting new campground/RV Park regulations. It recently came to my attention that Chaffee County has adopted camping on private land regulations which allow for primitive camping in some zone districts. I was curious if you could share any insight as to how this regulation is working for Chaffee County? Do you have a lot of permitted applicants? Is it limited to remote locations? Has it caused any issues or complaints?

How do Chaffee County's regs align with the State of Colorado CCR 1010-9. Specifically the required sanitary services for any campsites accessible by motor vehicle? Anything you would be willing to share would be greatly appreciated.

--  
**Dixie Diltz**  
**Rio Grande County**  
**Land Use Administration**

--  
**Dixie Diltz**  
**Rio Grande County**  
**Land Use Administration**

## Re: Request for review/comment. Inbox

1 message

**Anne Robinson** <[Sheriff@riograndecounty.org](mailto:Sheriff@riograndecounty.org)>  
To: RGC Land Use <[rgclanduse@riograndecounty.org](mailto:rgclanduse@riograndecounty.org)>

Wed, Dec 27, 2023 at 9:46 AM

We are still looking through documents, but one of the first recommendations that came up in discussing it with my staff was security lighting and space numbering. I will let you know if more comes up.

On Fri, Dec 15, 2023 at 9:46 AM RGC Land Use <[rgclanduse@riograndecounty.org](mailto:rgclanduse@riograndecounty.org)> wrote:  
Hello!

Rio Grande County is embarking on an evaluation and update of the County's campground and RV park standards. Since we're at the beginning of this project, we would appreciate your feedback, input, and comments on the proposed amendments. Please review the draft documents on the [project website](#) and provide your comments to:

- Dixie Diltz, Rio Grande County Land Use Administrator at [rgclanduse@riograndecounty.org](mailto:rgclanduse@riograndecounty.org) or
- TJ Dlubac, AICP, Project Consultant with Community Planning Strategies at [TDlubac@PlanStrategize.com](mailto:TDlubac@PlanStrategize.com)

There will be additional opportunities to provide feedback, but your input on the technical and regulatory elements being proposed would be greatly appreciated in order to draft standards that meet your agencies rules, regulations, or standards.

Future opportunities to participate in this process are:

- **Community Open House** on January 29, 2024, from 5-8 pm at the Rio Grande County Annex Building at 965 6<sup>th</sup> St., Del Norte, CO 81132.
- **Work Session #2** at 1pm on January 30, 2024, in the Board hearing room in the Rio Grande County Courthouse at 925 6<sup>th</sup> St., Del Norte, CO 81132.

Please provide any input or comments you may have by [Friday, January 12, 2024](#), to allow the project team enough time to update materials for the Community Open House.

We appreciate and thank you for your time and input through this important process for the County.

--  
Dixie Diltz  
Rio Grande County  
Land Use Administration



RGC Land Use <rgclanduse@riograndecounty.org>

## Re: Request for review/comment.

1 message

**Roussin - CDOT, Daniel** <daniel.roussin@state.co.us>

Sat, Dec 16, 2023 at 10:38 AM

To: RGC Land Use <rgclanduse@riograndecounty.org>

Cc: "Reider - Cdot, Randee" <randee.reider@state.co.us>

Dixie - CDOT has done a preliminary review of the County's campground and RV park standards. The only comment I have is on Section 7(a) "Access". All access to state highways/Federal highways will need concurrence of the Colorado Department of Transportation though the Colorado State Highway Access Code.

Thank you for the opportunity to review the County Code.

If you have any questions, please let me know.

thanks

Dan

Dan Roussin  
Program Administrator  
Access Management Unit  
Traffic and Safety Engineering Branch



P 303-757-9841 | C 970.216.3610 | F 303.757.9219  
2829 W Howard Pl, Denver, CO 80204  
[daniel.roussin@state.co.us](mailto:daniel.roussin@state.co.us) | [www.codot.gov/](http://www.codot.gov/) | [www.cotrip.org](http://www.cotrip.org)

On Fri, Dec 15, 2023 at 8:52 AM RGC Land Use <rgclanduse@riograndecounty.org> wrote:

Hello!

Rio Grande County is embarking on an evaluation and update of the County's campground and RV park standards. Since we're at the beginning of this project, we would appreciate your feedback, input, and comments on the proposed amendments. Please review the draft documents on the [project website](#) and provide your comments to:

- Dixie Diltz, Rio Grande County Land Use Administrator at [rgclanduse@riograndecounty.org](mailto:rgclanduse@riograndecounty.org) or
- TJ Dlubac, AICP, Project Consultant with Community Planning Strategies at [TDlubac@PlanStrategize.com](mailto:TDlubac@PlanStrategize.com)

## ADA

1 message

**Stevie Brown** <[axisgrafx@gmail.com](mailto:axisgrafx@gmail.com)>

To: RGC Land Use <[rgclanduse@riograndecounty.org](mailto:rgclanduse@riograndecounty.org)>

Thu, Dec 21, 2023 at 11:45 AM

Hello Dixie,

With regards to the ADA requirements, where is it necessary to provide an ADA accessible area, since any RV has self-contained facilities? Thank you.

Steve

~~Attention should be paid to the need for at least 3 ADA accessible sites for the proposed size of this RV Park site should be identified on site plan. \*\*\*At least one ADA accessible site needs to be identified on the site plan.~~

COMMENTS  
FROM  
COMMUNITY  
MEMBERS

## Input to RV and Campground Amendments

1 message

Rio de la Vista <[riodelavista@icloud.com](mailto:riodelavista@icloud.com)>  
To: Dixie Diltz <[ddiltz@riograndecounty.org](mailto:ddiltz@riograndecounty.org)>

Mon, Feb 19, 2024 at 10:42 AM

Dixie,

Thank you for letting me know that I can still submit comments for this process of updating Rio Grande County regs for campgrounds and RV parks.

Below are my concerns for consideration during the process.

With appreciation,  
Rio de la Vista

### 1) Potential impacts on habitat and water quality

As many people enjoy being along the river and streams, it is important that camping and RV park infrastructure be built well away from the habitat zones that exist there and that the facilities for water and waste are built to protect water quality.

It was very disappointing to see the impacts of the now under construction RV park on the Rio Grande east of South Fork, where the river front vegetation was cleared, as I understand it, in direct violation of the Habitat Conservation Plan that exists to protect the cottonwood and willow habitat there for endangered species.

It's my hope that any future developments and developers will be well informed of the requirements in advance of any construction and that the regulations and needed protections are implemented. If violations occur, I would like to see the County require mitigation and restoration of damaged vegetation and associated habitat. Without enforcement, it seems that there is little motivation for developers to follow the requirements.

And without that vegetative buffer zone, there is increased risk of erosion and runoff into the river itself, impacting both water quality and the hydrology and stability of the river banks— affecting not just the site in question, but over time it impacts the river function both upstream and downstream.

### 2) Access and highway safety

Similarly, I am concerned about that RV park's impact to travel on Hwy 160, as large, slow moving RVs will soon be going in and out of that entrance, apparently with no turn lanes required on the highway. I would think that any such developments would require a traffic analysis for safety purposes, and with the changes in traffic, mitigation required through the County and CDOT. Perhaps that was done in advance? And if it proves to be a hazardous

situation in the future, is there any opportunity to require road improvements for increased safety, which I think should be at the developer's cost, not the communities.

### 3) Lighting- Dark Skies

While it's my understanding that the County has outdoor lighting standards in the building code, when the storage unit facility on the west side of Del Norte put in extensive outdoor lighting several years ago, I called the County and was told that there were standards, but not the capacity to enforce them. While I understand the need for lighting for security purposes, as noted above, I recommend that standards be clear to developers prior to and at the time of their permitting. And then, if violated, there be consequences and corrections required.

As more and more bright lights (such as the car sales lot east of Monte Vista, and more bright LED business signs) are installed via signage and overhead lights along our roadways, it is a hazard to have those bright lights shining into the eyes of drivers at night, so the permitted designs should avoid that.

I greatly value the dark skies and views of the stars in our rural area, so also request that outdoor light be sure to incorporate the principles of dark skies lighting including:

- Restrict the amount of upward-directed light
- Avoid glare
- Avoid over-lighting
- Utilize dimming and other appropriate lighting controls
- Minimize short-wavelength (bluish) light in the nighttime environment

## EHARDT RGC CAMPGROUND AND RV CODE QUESTIONS & COMMENTS (4 pages)

### QUESTIONS:

How many new campground and RV Park applications are submitted to RGC every year?

Why is the Primitive / Semi-Primitive Campground option being removed completely?

Are the code changes under discussion less or more restrictive than what is in place currently?

Does CDPHE 6 CCR 1010-9 encompass all state regulations for campgrounds and RV parks?

What code updates in the RGC 2023 Code Update go over and above what is in the State codes and regulations?

I was told at the Open House that these code changes are not being discussed due to any current problems with campgrounds and RV Parks. Why is RGC pursuing more potential limitations on landowners regarding this?

Will RGC Campground and RV Park applicants have to abide by the CDPHE 6 CCR 1010-9 codes as well as the current RGC code updates under discussion, or will the Rio Grande County Code Updates under discussion supersede the CDPHE 6 CCR 1010-9 regulations?

Why are RV Parks allowed under OS, AE and CB zoning and campgrounds are not?

Has glamping, educational camping, ecotourism, agritourism, retreat camping and other alternatives to traditional RV parks and traditional campgrounds been fully researched, considered, and included in the discussion up to this point?

### COMMENTS:

In general, I feel all this energy would be better spent dealing with the current overcrowding problems, etc. in public camping sites, hunting areas, etc. and other serious issues in the county versus imposing additional restrictions on private landowners.

RV Parks are their own animal. The word "camping" spans a very wide array of possibilities that are growing every day. It seems counterproductive to consider regulations on camping and RV Parks in the same discussion.

My overall fear is that the county may be shutting down potential opportunities that, to my knowledge, have not really been pursued in this area yet. Locking in extensive, inflexible zoning, regulations, etc. will discourage exploration and destroy the potential for new industries to contribute to the county before they even get off the ground. It would be nice to at least have the opportunity to develop proposals to be considered. RGC runs the risk of over-regulation pushing aside any unique opportunities and having large, impersonal RV park investors with deep pockets becoming the only people able to develop. Hopefully that is not the desired outcome.

Each piece of property has its own advantages and disadvantages. Why can't RGC avoid these all-encompassing umbrella restrictions and review each application on its own merits since all the options being discussed are based on conditional approval anyway. It's possible that someone may come up with a great, achievable idea that doesn't conform to traditional RV Park/Campground ideas and doesn't fit perfectly within the current proposed parameters.

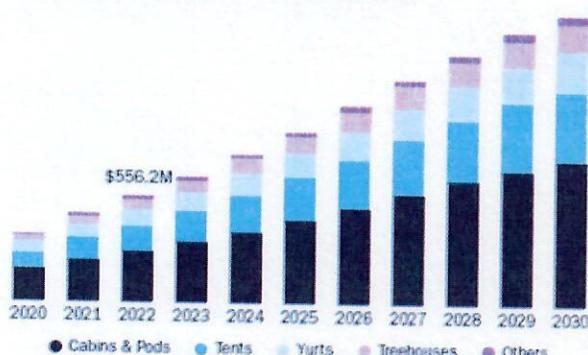
I believe **upscale**, adventurous, more private glamping-type opportunities, etc. would help bring in a wealthier, younger, hipper type of tourist that will provide more support for many of the untraditional, modern businesses that are coming into the area (1874 Distillery, General Specific Antiques, Trade & Post, Carthers, Mellow Moon, etc.). Although I appreciate our current older, Texas-centric, ATV and RV tourists, I don't think they are going to keep these kinds of businesses, or the county profitable in the long run.

On the following 3 pages I've included some links and basic information on the glamping industry, upscale camping, etc. for your consideration.

Thank You,  
Darrin Ehardt  
646 479 4231

### U.S. Glamping Market

Size, by Accommodation, 2020 - 2030 (USD Million)



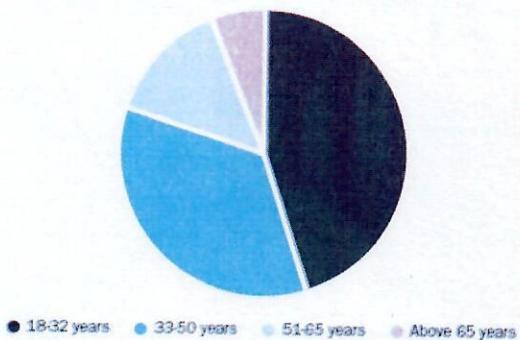
**11.6%**

U.S. Market CAGR,  
2024 - 2030

Source:  
www.grandviewresearch.com

### Global Glamping Market

Share, by Age Group, 2023 (%)



**\$3.2B**

Global Market Size,  
2023

Source:  
www.grandviewresearch.com

- THE GLOBAL GLAMPING MARKET WAS ESTIMATED AT USD 2.73 BILLION IN 2022 AND IS EXPECTED TO REACH USD 3.15 BILLION IN 2023.
- KEY FACTORS THAT ARE DRIVING THE GLAMPING MARKET GROWTH INCLUDE A RISE IN ECO-TOURISM AND CONSUMER INCLINATION TOWARD ADVENTURE TRAVEL AND THE RISING POPULARITY OF WELLNESS TOURISM Owing TO THE INCREASING NUMBER OF TRAVELERS.

#### KOA KEY FINDINGS OF THE 2022 NORTH AMERICAN GLAMPING REPORT: [\(Link\)](#)

- OVER THE PAST 10 YEARS, THE INDUSTRY HAS EXPERIENCED A 310% INCREASE IN SHORT-TERM GLAMPING RENTALS AND A 290% INCREASE IN GLAMPING BRANDS.
- GLAMPING APPEALS MOST TO MILLENNIALS AND GEN Z, HOWEVER, ALL GENERATIONS INDICATE A LEVEL OF AWARENESS AND INTEREST IN GLAMPING. WHILE THE YOUNGER GENERATIONS ARE MORE INTERESTED IN GLAMPING WITH FRIENDS AND FAMILY, BABY BOOMERS AND THE SILENT/MATURE GENERATIONS ARE MOST INTERESTED IN A COUPLE'S GETAWAY.
- GLAMPERS SPEND 45% MORE IN LOCAL COMMUNITIES THAN STANDARD CAMPERS!!!!!!**
- OF THOSE WHO HAVE GLAMPED, 74% PLAN TO GLAMP AGAIN IN THE NEAR FUTURE.

ECOBNB article [link](#):

**Excerpt:**

Glamping, which combines the words 'glamour' and 'camping,' is a sustainable and eco-friendly form of travel. It combines all the advantages of camping with the conveniences and extravagances of a high-end hotel.

A camping trip might not be the same as what you're used to. Due to the advent of glamping, combining elegance and camping, outdoor vacations have become more fashionable in recent years. Glamping is a popular trend worldwide as it allows tourists to experience nature more closely without sacrificing comfort. More and more people are trying and embracing camping as an alternative to hotel vacations.

This is a [link](#) to an article regarding Chaffee County CO relaxing camping ordinances in February 2023. If Chaffee can do it, we can do it.

**Excerpts:**

The Chaffee County Planning Department identified 250 farms and ranches that are eligible for this kind of use. Half of those landowners opening two campsites, Rosenoer said, could yield nearly \$4 million for local businesses and \$100,000 in county tax revenue if the county adopted a transient occupancy tax.

"I think there's still that connectivity, it's part of the overall Western heritage, the Western lifestyle of being outdoors... they still want to share it with people, they want to share that heritage and that point of view with people so they can try to continue it and foster it onward."

When Denverites head out of town on weekends to explore the Rocky Mountains, they hit Chaffee County, Colo. within a few hours. Beyond there, crowded campsites on federal and state land are pushing people farther off the beaten path and discouraging newcomers who aren't reserving their sites the day applications open. But not all of these travelers are seasoned campers, and Chaffee County Commissioner Keith Baker saw the potential for mishap, but also the opportunity to strengthen his rural community.

"This is another [revenue] stream, not a hugely lucrative stream, but enough to make a significant difference in a lot of people's lives that helps augment their income so it helps us maintain the rural character of the rural part of the county and helps our producers maintain the rural character of the agricultural community," Baker said.

HIPcamp is a great resource for alternatives to traditional RV Parks and overcrowded public campsites. I'd be happy to help get them involved in this discussion.

**Excerpt:**

"The next wave of conservation has to be about engaging private landowners." Rand Wentworth, President, Land Trust Alliance Over 60% of the United States is privately owned. It is essential to the future of our planet that much of this land remains undeveloped to maintain wilderness habitats and corridors that allow plants and animals to thrive and migrate naturally. By connecting landowners who want to keep their land undeveloped with our community of responsible, nature loving Hipcampers, recreation can help fund the conservation of this land. And land sharing isn't just important for the environment—it also creates an entirely new way to get outside. Campers can escape the crowds, reconnect with nature and experience new land and cultures outside of the city—from organic farming, wild foraging, outdoor classrooms, group campouts and indigenous land stewardship.

LINKS TO SOME UPSCALE GLAMPING SITES IN COLORADO. None of these unique experiences would exist if their counties had shut down the opportunity before they even got started.

[Camp V](#)

[Collective Vail](#)

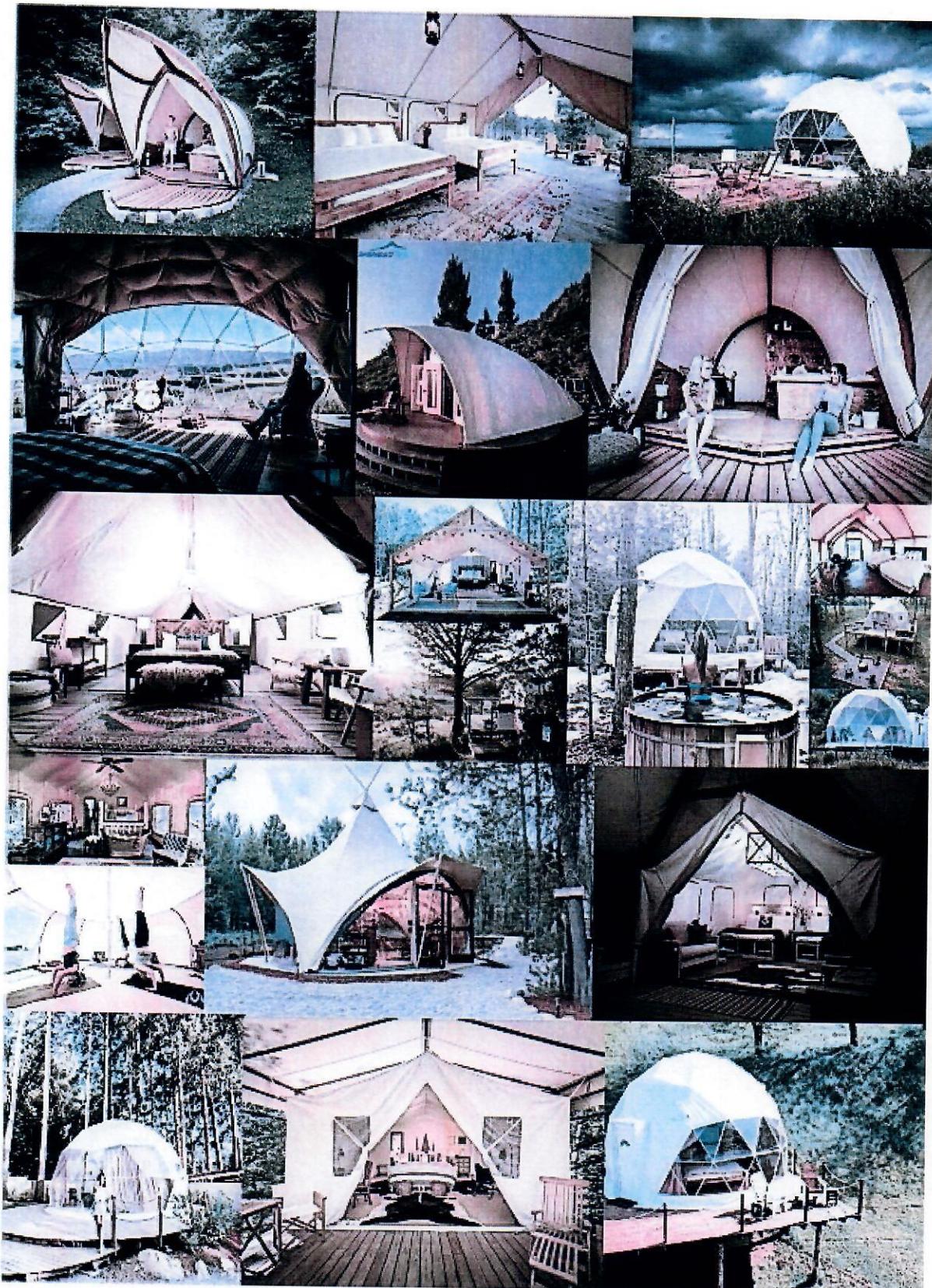
[Black Tree Resort](#)

[Monument Glamping](#)

[Arapahoe Valley Ranch](#)

[Dunton River Camp](#)

## THE NEW FACE OF CAMPING





RGC Land Use <[rgclanduse@riograndecounty.org](mailto:rgclanduse@riograndecounty.org)>

---

## Fwd: Policy options to consider for "low impact camping on private land"

1 message

---

RGC Administrator <[rgcadministrator@riograndecounty.org](mailto:rgcadministrator@riograndecounty.org)>

Fri, Jan 26, 2024 at

1:46 PM

To: Land Use <[rgclanduse@riograndecounty.org](mailto:rgclanduse@riograndecounty.org)>

Dixie,

Sharing what Micha sent as considerations for "low impact camping". Please include this with any material you plan to bring in front of the Commissioners at next week's joint work session.

Respectfully,

Skip

William (Skip) Schoen  
Rio Grande County Administrator

Office (719) 657-4216

[rgcadministrator@riograndecounty.org](mailto:rgcadministrator@riograndecounty.org)



---

----- Forwarded message -----

From: **Michal Rosenoer** <[micha@hipcamp.com](mailto:micha@hipcamp.com)>

Date: Fri, Jan 26, 2024 at 1:08 PM

Subject: Policy options to consider for "low impact camping on private land"

To: <[tyler.ratzlaff@riograndecounty.org](mailto:tyler.ratzlaff@riograndecounty.org)>, RGC Administrator <[rgcadministrator@riograndecounty.org](mailto:rgcadministrator@riograndecounty.org)>, <[sdeacon@riograndecounty.org](mailto:sdeacon@riograndecounty.org)>, <[gglover@riograndecounty.org](mailto:gglover@riograndecounty.org)>

Hi Rio Grande County Commissioners,

Thank you for allowing me to present at your BoCC meeting this Wednesday. I wanted to follow up with policy specifics to consider for a "low impact camping" ordinance on private land as you discuss camping and RV code updates this coming week (attached document). Please feel free to let me know if you have any questions or thoughts; I'm always happy to talk more and share additional examples of what other counties have been doing.

I appreciate the opportunity to engage with you on this topic and look forward to attending the work session next week remotely.

Have a great weekend,  
Micha Rosenoer

On Fri, Jan 19, 2024 at 1:01 PM Michal Rosenoer <[micha@hipcamp.com](mailto:micha@hipcamp.com)> wrote:  
Hello Rio Grande County Commissioners,

My name is Micha Rosenoer and I'm the Head of Government and Community Relations at Hipcamp, an online booking platform that connects outdoor recreationalists with private landowners to help people get outside and explore. I'm also based in Chaffee County, Colorado right up the road.

Some of Hipcamp's hosts in the area contacted me to fill me in on the county's current camping regulations update. My job is to help our hosts and counties work together to create accessible, responsible, and clear regulations for private land camping that support community and conservation goals in the area. In fact, [I partnered with Chaffee County](#) in 2021-2022 to help them develop their "commercial camping on private land" ordinance that's been [very well received](#). They're actually expanding it beyond just agricultural properties right now, and working to allow not just tents and RVs, but yurts and domes also.

I'm attaching some information about Hipcamp, our work with Chaffee County, and more below, including independently-written economic and environmental impact reports on Hipcamp in Park County, CO.

Please let me know if you have time to meet remotely in the next few weeks; I'd like to hear your thoughts on how I can appropriately engage our hosts in the public process, and how I might be of assistance to the county in crafting a camping code that supports rural economic development and sustainable tourism via semi-primitive camping on private lands. I'd also be happy to present at a work session about similar policies other counties are pursuing, as well as the state of California, to bring this type of land use into compliance with local regulations and empower landowners to be part of the outdoor recreation economy.

Thanks,  
Micha Rosenoer

--  
**Michal "Micha" Rosenoer**

Head of Government and Community Relations

(719) 215 9589 (office)

(828) 577 3541 (cell)

Pronouns: she/her/hers

[Pronunciation help for Michal here](#)

**HIPCA**MP

--  
**Michal "Micha" Rosenoer**

## Low-Impact Camping Ordinance - Concepts to Consider for Rio Grande County

TOPIC	POLICY
Definitions	<ul style="list-style-type: none"><li>“low impact camping” includes any site used or intended to be used, let, or rented as a campsite that meets the requirements as detailed below and is operated for commercial purposes on private land.</li></ul>
Zoning requirements	<ul style="list-style-type: none"><li>Properties must be zoned agricultural, rural, rural residential, commercial, or similar to be applicable for low-impact camping uses. Vacant/undeveloped land is eligible with a higher level of permitting review.</li><li>Low impact camping shall not significantly change the rural character of the property.</li></ul>
Acreage Minimum	<ul style="list-style-type: none"><li>2 acre minimum</li></ul>
Site Density	<ul style="list-style-type: none"><li>1 campsite per acre (on average) density, with maximum of 9 sites total</li></ul>
Setbacks	<ul style="list-style-type: none"><li>Setbacks of 100 feet from property lines and 200 feet from offsite residences.</li></ul>
Duration of Stay	<ul style="list-style-type: none"><li>29 or less consecutive days occupation by a single party</li></ul>
License and Permit Requirement	<ul style="list-style-type: none"><li>Consider principal use allowed-by-right for agricultural properties and an administrative permit for non-agricultural properties to reduce costs and incentive streamlined review processes.</li><li>If permits or licenses are required, ensure fees are set at a reasonable level and not a significant barrier to entry for landowners.</li><li>If a business license is required, ensure license covers the parcel, and separate licenses are not required for different campsites on the same parcel.</li></ul>
TOT and Assessment Fees	<ul style="list-style-type: none"><li>Transient Occupancy Tax (TOT) may apply to all incidental camping stays.</li><li>Landowner Hosts are required to collect and remit any Transient Occupancy Taxes.</li></ul>
Parking	<ul style="list-style-type: none"><li>No on-street parking is allowed.</li></ul>

Fire Safety	<ul style="list-style-type: none"> <li>• Keep consistent with fire regulations for state and federal campsites and with current definitions of “campground” requirements in the county’s code.</li> <li>• Must follow and adhere to all local, state, and federal fire regulations, restrictions, or bans in the region.</li> <li>• Consider requiring a designated fire ring and fire extinguishers onsite.</li> </ul>
Noise	<ul style="list-style-type: none"> <li>• Maintain requirements that noise violations are unlawful.</li> <li>• Include additional requirement for quiet hours, potentially 10pm - 7am.</li> </ul>
Trash/Refuse	<ul style="list-style-type: none"> <li>• Trash shall be removed from the premises after each occupancy.</li> <li>• Follow all applicable animal-protection trash requirements.</li> </ul>
Human Waste	<ul style="list-style-type: none"> <li>• Low-impact campsites must provide a human waste management system, including but not limited to a connection to sewer or septic system, a pit toilet/privy if appropriate, or a well-serviced porta-potty with appropriate screening. Otherwise, hosts shall only accept visitors who remove their own waste from the property (self-contained RVs, vans, or campers who have a travel-toilet).</li> </ul>



## RE: FW: Campground/RV Park Regulations Update & Public Review

1 message

[jonas.rieter.jr@gmail.com](mailto:jonas.rieter.jr@gmail.com) <[jonas.rieter.jr@gmail.com](mailto:jonas.rieter.jr@gmail.com)>

Mon, Mar 11, 2024 at 3:35

PM

To: RGC Land Use <[rgclanduse@riograndecounty.org](mailto:rgclanduse@riograndecounty.org)>

Cc: [humanresources@riograndecounty.org](mailto:humanresources@riograndecounty.org), RGC Administrator

<[rgcadministrator@riograndecounty.org](mailto:rgcadministrator@riograndecounty.org)>, [gglover@riograndecounty.org](mailto:gglover@riograndecounty.org),

[tyler.ratzlaff@riograndecounty.org](mailto:tyler.ratzlaff@riograndecounty.org), [sdeacon@riograndecounty.org](mailto:sdeacon@riograndecounty.org)

Dixie,

While I am awaiting a response to the questions in my last email below, I am attaching all other public comments I provided on this topic to-date that I want to be sure are included as official public records, in addition to this email thread, in the supporting documents packets you mentioned will be compiled and posted a minimum of 30 days prior to the public hearings. The local government does not to get use subjective discretion on who's public comments should or should not be included in the records of supporting documents packets provided to the governing bodies (Planning Commission and/or County Commissioners) for consideration just because they do not like what the public has to say or does not have answers to their questions, like was apparently done with my public comments provided to your notice for comments before the BOCC decision on STR fee increases on 12/6/2023 but were omitted from the BOCC packet.

All these public comments provided at various times, including emails with many questions still unanswered by anyone the county, related to the proposed Campground/RV Park amendments to current regulations since the last official on-the-record meetings where formal decisions were made by both the Planning Commission (on 7/18/2023 to approve the amendments as a recommendation to the BOCC) and County Commissioners (on 7/26/2023 to rescind the RV Parks moratorium and table the amendments recommended by the Planning Commission), so should all be included in the packets on the matter going to public hearings. It is my desire to have all of them included in the supporting documents packet as-is, with no changes to the PDF contents that contain the full email threads to provide context around the comments and questions provided. No need to further redact our names from the comments and questions provided in the PDFs either (Amand and I are fine with our names being known for the records), and I already removed our PII (e.g., our personal email addresses and phone numbers).

Also, please let me (and the public with a notice on your website) know the final due date(s) for any additional written public comments that we (the public) may desire to have as official records to be included in the supporting documents packets for consideration by each of the governing bodies (Planning Commission and County Commissioners) at their public hearings. I am preparing my final written comments as an analysis against the "final recommendations," which I will want to get in before the cut-off date for written comments.

Please let me know if you have any questions.

Thank you,  
Jonas Rieter

---

**From:** [jonas.rieter.jr@gmail.com](mailto:jonas.rieter.jr@gmail.com) <[jonas.rieter.jr@gmail.com](mailto:jonas.rieter.jr@gmail.com)>  
**Sent:** Monday, March 11, 2024 8:01 AM  
**To:** 'RGC Land Use' <[rgclanduse@riograndecounty.org](mailto:rgclanduse@riograndecounty.org)>  
**Subject:** RE: FW: Campground/RV Park Regulations Update & Public Review

I don't know what your response even means...

Noted by whom? Are my comments even being shared and discussed with the County Administrator, County Commissioners and/or County Attorney?

Is any my understanding I captured from our discussion on this something that you can confirm is accurate? If so, which parts? Or what are you following up on to ensure that due process is properly followed and the public is adequately informed about the process and procedures, key milestones and dates for written or oral comments?

Thank you,  
Jonas

**From:** RGC Land Use <[rgclanduse@riograndecounty.org](mailto:rgclanduse@riograndecounty.org)>  
**Sent:** Monday, March 11, 2024 6:55 AM  
**To:** [jonas.rieter.jr@gmail.com](mailto:jonas.rieter.jr@gmail.com)  
**Subject:** Re: FW: Campground/RV Park Regulations Update & Public Review

Jonas,

Your thoughts and opinions on the process and procedure have been noted.

Regards,

On Fri, Mar 8, 2024 at 6:13 PM <[jonas.rieter.jr@gmail.com](mailto:jonas.rieter.jr@gmail.com)> wrote:

Thank you for the last response. It is a little confusing, so I will sum it up as follows...

You mentioned that the packets for all public hearings require a minimum 30 day posting period. Therefore, any and all written public comments need to be received at least 31 days prior to a public hearing to be included in the packet posted for public inspection prior to the public hearing. This also means that any additional written public comments against the current draft regulations would need to be due to the county by 3/15/2024 for including in the Planning Commission's public hearing packet. Otherwise, the interested members of the public that miss the cut-off date for written comments should just plan to show up to provide a verbal comment on the date of the Planning Commission public hearing on 4/16/2024.

As intended for the advisory board of BOCC-appointed public officials, any recommendation the Planning Commission makes, even "we have more work to do before we can make a final recommendation to the BOCC," bears a great deal of weight on the consideration of the matter by the BOCC. Therefore, all members of the public should have the benefit of knowing the Planning Commission's recommended course of action to the BOCC, along with the motivations and policy arguments that led to their recommendation, and it should certainly be included in the separate packet for the BOCC public hearing that, as you stated, requires a minimum 30 day posting period.

So unless a decision on recommendation has already been made by the Planning Commission in advance of their public hearing and it is going to be included in a BOCC

public hearing packet posted on or before 3/18/2024, scheduling the BOCC public hearing to occur one day after the Planning Commission public hearing does not afford the public the necessary time to review and provide appropriate comments of the Planning Commission's official recommendations that should be included in the BOCC public hearing packet and posted 30 days before the BOCC public hearing.

Please confirm.

Thank you,

Jonas Rieter

---

**From:** RGC Land Use <[rgclanduse@riograndecounty.org](mailto:rgclanduse@riograndecounty.org)>  
**Sent:** Friday, March 8, 2024 2:47 PM  
**To:** [jonas.rieter.jr@gmail.com](mailto:jonas.rieter.jr@gmail.com)  
**Subject:** Re: FW: Campground/RV Park Regulations Update & Public Review

Jonas,

The Planning Commission has the responsibility to make a recommendation for approval, disapproval or suggestions to the Board of County Commissioners. Whatever recommendation the Planning Commission votes to make goes to the Board of County Commissioners.

The Board of County Commissioners then has the responsibility to make a decision by vote to approve and adopt the recommended regulations, disapprove and not adopt the recommended regulations or table the matter and return it to the Planning Commission for revisions.

The public has the option to attend one or both of these meetings and comment on the draft regulations prior to each board making a final recommendation and/or decision. Because the Planning Commission only makes recommendations - there would be little benefit to a time lapse between their recommendation and the Board of County

Commissioners decision. Whatever the PC recommendation is, it will go to the BOCC whether that is the next day or the next month.

All comments received will be published within the agenda and supporting documents packet a minimum of 30 days prior to the public hearings.

Respectfully,

On Fri, Mar 8, 2024 at 12:37 PM <[jonas.rieter.jr@gmail.com](mailto:jonas.rieter.jr@gmail.com)> wrote:

**Why is the BOCC public hearing on the Campground/RV Park regulations that would need to first be officially recommended by the Planning Commission with a vote already scheduled to occur only 1 day after the Planning Commission's public hearing, unless a decision to approve has already been made by the Planning Commission and its public hearing is really just a charade to check the box before putting it to vote on the Planning Commission? This is the same thing that happened in July 2023, with the hearings and decisions-making meetings being scheduled back-to-back. The optics of the process and its timelines did not look good then, and they still do not look good now. This gives a perception that decisions have been made already when they should not have been and in meetings that have no public records for them.**

**Also, you still did not answer the question of “Where has the input and written comments received by the county from the stakeholders over the past 5 months been posted for the public to review against the current proposed draft?” These cannot be found on the land use consultant’s project page or anywhere else. This includes the written comments received as input to the current final draft, and the comments that have or will be received for the current final draft for public hearings.**

Thank you,  
Jonas

**From:** RGC Land Use <[rgclanduse@riograndeounty.org](mailto:rgclanduse@riograndeounty.org)>  
**Sent:** Friday, March 8, 2024 9:41 AM

**To:** [jonas.rieter.jr@gmail.com](mailto:jonas.rieter.jr@gmail.com)

**Subject:** Re: FW: Campground/RV Park Regulations Update & Public Review

Jonas,

Thank You for bringing to my attention the missing information on the County webpage calendar. It seems that not all information made the transition when we were changed over to the new website. I have contacted the web page administrator and requested this be rectified.

The next regular scheduled Planning Commission meeting is March 19th. The agenda for this meeting will be posted to the Planning Commission Page more than 24 hrs prior to the meeting. It will also be posted on the message board in front of the Court House building. These are the designated posting places.

The next scheduled hearing for the Campground/RV Park regulations before the Planning Commision is April 16, the agenda and supporting documentation for this hearing will be posted on the County web page under the 'Public Notice' 'Land Use Notice' tab on the home page as well as on the Planning Commission page 'agendas' at minimum of 30 days prior to the scheduled meeting.

As has been the process throughout the regulation draft period, the public is invited to send written comments, directly related to the current draft, by email at any time and they will be included in the presentation packet for both boards. The next scheduled key milestone dates and public hearings regarding the Campground/RV Park regulations are April 16 (P&Z) and April 17(BOCC).

Respectfully,

In addition to the unanswered questions below, when is the next Planning Commission meeting and how is it being posted? There is nothing on the Planning Commission page or the county calendar about the next meeting. I also noticed all the previous Planning Commission meetings that were on the county calendar have even been removed.

Please respond.

Thank you,

Jonas

---

**From:** [jonas.rieter.jr@gmail.com](mailto:jonas.rieter.jr@gmail.com) <[jonas.rieter.jr@gmail.com](mailto:jonas.rieter.jr@gmail.com)>  
**Sent:** Thursday, February 29, 2024 5:58 PM  
**To:** 'RGC Land Use' <[rgclanduse@riograndecounty.org](mailto:rgclanduse@riograndecounty.org)>; 'RGC Administrator' <[rgcadministrator@riograndecounty.org](mailto:rgcadministrator@riograndecounty.org)>  
**Cc:** [gglover@riograndecounty.org](mailto:gglover@riograndecounty.org); [sdeacon@riograndecounty.org](mailto:sdeacon@riograndecounty.org); [tyler.ratzlaff@riograndecounty.org](mailto:tyler.ratzlaff@riograndecounty.org)  
**Subject:** RE: Campground/RV Park Regulations Update & Public Review

Where has the input and written comments received by the county from the stakeholders over the past 5 months been posted for the public to review against the current draft?

Will you be posting a notice for how the public may provide input on the current draft and when it is due?

What is the timeline of key milestone dates to come, such as public hearings?

Thank you,

Jonas Rieter

**From:** RGC Land Use <[rgclanduse@riograndecounty.org](mailto:rgclanduse@riograndecounty.org)>  
**Sent:** Thursday, February 29, 2024 8:06 AM  
**To:** RGC Land Use <[rgclanduse@riograndecounty.org](mailto:rgclanduse@riograndecounty.org)>  
**Subject:** Campground/RV Park Regulations Update & Public Review

Hello Stakeholder!

We want to thank you all for your participation in this important process for the County. Over the past 5 months, we've received great input and feedback from a wide range of stakeholders, state and federal agencies, County departments, elected and appointed officials and other interested residents.

Following the Open House back on January 29th, and work session #2 on January 30th, review of all written comments received and a subsequent work session on February 20th, with the Planning and Zoning Commission and the Board of County Commissioners, we are excited to present our final recommendations for public review. Please visit the project website, which is linked on the County's home page (under the "County News" tab), to review the latest version of the edits and all documents presented through the process to date.

--

Dixie Diltz

Rio Grande County

Land Use Administration

--

Dixie Diltz

Rio Grande County

Land Use Administration

--

Dixie Diltz

Rio Grande County

Land Use Administration

--

Dixie Diltz

Rio Grande County

Land Use Administration

---

4 attachments

-  [2023-08-18\\_Rieter public comments on LDC amendments\\_Iteration 1.pdf](#)  
500K
-  [2023-10-06\\_Rieter public comments on LDC amendments\\_Iteration 2.pdf](#)  
209K
-  [2023-12-15\\_Rieter public comments on LDC amendments\\_Iteration 3.pdf](#)  
222K
-  [2024-02-21\\_Rieter public comments on LDC amendments\\_Iteration 4.pdf](#)  
349K

**From:** [Jonas J. Rieter, Jr.](#)  
**To:** [gglover@riograndecounty.org](#); [sdeacon@riograndecounty.org](#); [tyler.ratzlaff@riograndecounty.org](#)  
**Cc:** ["Amanda Rieter"](#); ["RGC Administrator"](#)  
**Subject:** RE: RGC LDC Amendments on Hold  
**Date:** Friday, August 18, 2023 8:49:12 AM

---

RGC BOCC,

As we are continuing to prepare our complaint with the State of Colorado Independent Ethics Commission on the ongoing conflict of interest being permitted within RGC, you may want to note that our case has good support and precedence with [IEC Advisory Opinion 16-05](#).

Travis Cross is a “local government official” covered by the [Colorado Constitution Article XXIX Ethics in Government](#). The conflicts of interest statute addressed in C.R.S. § 24-18-109 restricts a local government official, such as Travis Cross, from: (1) performing an official act directly and substantially affecting to its economic benefit a business in which the local government official has a substantial financial interest; and (2) voting on or attempting to influence the decisions of other members of the governing body in voting on a matter in which the local government official has a personal or private interest.

Considering the influence that Travis Cross has had over the entire body of work to restrict competition with his business through cost-prohibitive land development regulations he promotes but cannot substantiate how the public will benefit, nor implement himself, the RV Parks amendments should be completely thrown out to start over using an appropriate and objective problem solving framework without Mr. Cross’ ability to influence them by debating questions in the matter, and not just abstain from voting on it. Whether in the public or private sector, an individual or team that spent a lot of time and effort on something does not justify its need, especially when the solution is flawed, biased and has no substantiating data.

RGC should also consider enacting an ethics program to provide further guidance to persons with similar potential conflicts and what others in the government should do when they become aware of those with conflicts.

Appropriate leadership action needs to be taken to restore public trust in RGC.

Thank you,  
Jonas & Amanda Rieter

---

**From:** Jonas J. Rieter, Jr.  
**Sent:** Wednesday, August 16, 2023 5:11 PM  
**To:** 'RGC Administrator' <[rgcadministrator@riograndecounty.org](#)>; 'RGC Land Use' <[rgclanduse@riograndecounty.org](#)>; [gglover@riograndecounty.org](#); [sdeacon@riograndecounty.org](#); [tyler.ratzlaff@riograndecounty.org](#)  
**Cc:** 'Amanda Rieter'  
**Subject:** RE: RGC LDC Amendments on Hold

All,

Following today's work session, we still have not seen a statement of objectives and goals that have traceability to proven and substantiated problems documented by anybody on the matter of RV Parks and Campgrounds. We have not even been furnished with a single documented example of who among the public has raised a concern with the current RGC land use code and why (what is the context?) as the impetus for all this and its solutions having broad public support.

Everything we observed today on the cause for new regulations was either of a subjective and opinionated "not in my back yard" (NIMBY) nature or protective to other established businesses. Also, Travis Cross, a Planning Commission member, clearly has conflict of interest on the RV Park and Campground matters, as well as the matter of short-term housing rental fees. Instead of recusing himself from these discussions completely as he should be, he was one of the most vocal and ardent supporters of them. At the same time, he acknowledged that he could in no way afford the cost of bringing his own RV Park up the new proposed standards and should/would be grandfathered into the old and less restrictive standards. We will be filing a complaint with the State of Colorado Independent Ethics Commission on the ongoing conflict of interest being permitted within RGC.

Your attorney should be more concerned about the repercussions of continuing to move forward with the previously proposed RV Parks amendments, which were baked in an undisclosed conflict of interest, then the lawsuits she said you may face by doing nothing following the almost 1 year RV Parks moratorium. Its very reasonable to say you used the moratorium to "investigate" the need for any potential code changes, but found you didn't need any changes due to the unsubstantiated and discriminatory NIMBY causes. However, it was made obvious today that even your attorney has a personal NIMBY agenda and revealed her prejudice against low income families and temporary workers that may prefer or only have an RV for temporary shelter, and she thinks they may establish a permanent residence in a campground or RV park next her house. The existing LDC already prohibits permanent RVs in RV Parks except for the manager or caretaker.

As for your Land Use consultant, CPS, it has been made very clear by us that they have little subject matter expertise in the area of campgrounds and RV parks. When we brought this to their attention, they did nothing to factor it into the work product (proposed amendments) that was still put forward for Planning Commission approval one day after our input at the Open House. We don't understand what you think you will get out of any additional engagement with them, but it should be clearly defined in the statement of work the county signs with them. However, it's becoming evident that they are being used as little more than a shield by the Land Use and Planning Commission to advance their own subjective, opinionated and personally-protective agenda.

Finally, we were very confused and frustrated by the recap of understanding and statement of the next steps as it pertains to the RV Parks and Campground amendments at the conclusion of the work session. We clearly heard two out of the three County Commissioners provide guidance and direction that Land Use and the Planning Commission should revisit and modify the overly restrictive proposed regulations they recommended, while making sure that any additional proposed amendments are comprehensive and considering of RV parks and/as campgrounds so the county

does not have to keep considering new piecemeal code amendments for different land use and development scenarios around camping. (As we have been saying, RV parks are just campgrounds that allows and may accommodate RVs – Yet RGC is the only county among those in State of Colorado we are aware of that has chosen to distinguish between two with separate sections for regulations.) Yet the words of the BOCC majority got twisted and we heard from the County Administrator that Land Use and the Planning Commission should again consider putting the as-is RV Parks amendments forward for BOCC approval to avoid any more public comment on them. We thought the purpose of the work session meeting was to solicit direction and guidance from the BOCC, but it instead turned into the “tail wagging the dog” and was contrary to what we heard from the BOCC majority.

Instead of pushing agendas and new regulations that will have the opposite effect, RGC should consider land use objectives and goals that will reduce pressure on public lands, create new revenue streams for the struggling ag community and other small business owners, and support our outdoor recreation economy. Did anyone consider how allowing minimally regulated “dry” RV camping on private land may actually benefit the largely ag-centric county by providing a much-needed additional revenue stream for farmers and ranchers throughout RGC who have been impacted by increasing drought, low commodity prices, and historically high production costs?

Thank you,  
Jonas and Amanda Rieter

**From:** RGC Administrator <[rgcadministrator@riograndecounty.org](mailto:rgcadministrator@riograndecounty.org)>  
**Sent:** Tuesday, August 15, 2023 3:41 PM  
**To:** [Jonas J. Rieter, Jr.](mailto:Jonas.J.Rieter.Jr@riograndecounty.org)  
**Cc:** RGC Land Use <[rgclanduse@riograndecounty.org](mailto:rgclanduse@riograndecounty.org)>; [gglover@riograndecounty.org](mailto:gglover@riograndecounty.org); [sdeacon@riograndecounty.org](mailto:sdeacon@riograndecounty.org); [tyler.ratzlaff@riograndecounty.org](mailto:tyler.ratzlaff@riograndecounty.org); Amanda Rieter  
**Subject:** Re: RGC LDC Amendments on Hold

Jonas,  
Tomorrow's work session is open to the public and the same zoom link for the Commissioners Meeting is used for the work session.

Rio Grande is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting  
<https://us02web.zoom.us/j/81714934163>

Meeting ID: 817 1493 4163

—  
One tap mobile  
+17193594580,,81714934163# US

Regards,  
Skip

William (Skip) Schoen  
Rio Grande County Administrator  
Office (719) 657-4216  
[rgcadministrator@riograndecounty.org](mailto:rgcadministrator@riograndecounty.org)



On Tue, Aug 15, 2023 at 10:46 AM <[Jonas J. Rieter, Jr.](#)> wrote:

All,

Is tomorrow's 9am "Worksession / Land Use Code Guidance" meeting on your Upcoming Event calendar open to the public? If it's not open to the public, why and who is intending to provide the guidance? If it is open to the public, can you please provide and update the calendar event with the location (virtual meeting) details?

Thank you,  
Jonas Rieter

---

**From:** Jonas J. Rieter, Jr.  
**Sent:** Thursday, August 10, 2023 5:58 PM  
**To:** 'RGC Land Use' <[rgclanduse@riograndecounty.org](mailto:rgclanduse@riograndecounty.org)>; [rgcadministrator@riograndecounty.org](mailto:rgcadministrator@riograndecounty.org); [gglover@riograndecounty.org](mailto:gglover@riograndecounty.org); [sdeacon@riograndecounty.org](mailto:sdeacon@riograndecounty.org); [tyler.ratzlaff@riograndecounty.org](mailto:tyler.ratzlaff@riograndecounty.org)  
**Cc:** 'Amanda Rieter'  
**Subject:** RE: RGC LDC Amendments on Hold

Dixie et al,

Better communication and engagement with the public needs to start with the RGC government. If the public, like myself, has to check-in periodically to become aware of any new direction that was provided by the Commissioners or Planning Commission but that direction is not being captured or posted in a timely manner, then the county is not improving much of anything as it relates to public transparency and communication. This would be contrary to my understanding of the BOCC's comments and stated objective for moving forward following all the feedback we shared with them throughout this process.

Interestingly, as I reviewed the recently posted [Planning Commission Meeting Minutes for July](#), it

mentions several times that the July 18<sup>th</sup> meeting included a “Public Hearing.” However, at no time during all our discussions with you and others at the Open House the night before, on July 17<sup>th</sup>, was it mentioned that there would be a Public Hearing during the July 18<sup>th</sup> Planning Commission Meeting. A meeting on July 18<sup>th</sup> was briefly mentioned by Gene as something that could benefit from my input but only as a “working session.”

What I also found interesting is that for the Public Hearing on RV Parks amendments that occurred with the BOCC on July 19<sup>th</sup> (also not mentioned by anyone through all our discussions with you and others at the Open House, but I happened to stumble across on my own and then inquire how to even attend because the place was not stated anywhere in advance) where we did rush to prepare public comments for consideration and the BOCC also provided feedback for all its staff and consultants on the proposed amendments, it was not clearly stated or understood that the Planning Commission already motioned and approved the proposed RV Parks regulations as drafted the day before. This now explains why and how the resolution to approve the drafted RV Parks amendments we contested got put onto the BOCC agenda for July 26<sup>th</sup>, but it shows the pointlessness the Public Hearing on RV Parks amendments that occurred with the BOCC on July 19<sup>th</sup> and revalidates the need for our strongly worded public comments made during the July 26<sup>th</sup> BOCC meeting.

It could go without saying, but neither of the Public Hearings with their time and place were clearly identified on [www.riograndeounty.org](http://www.riograndeounty.org) or the [RGC 2023 LDC Updates Project](http://RGC 2023 LDC Updates Project) site like for the Open House, and I was not informed of them with the required email notification as I was with the (informal) Open House. However, Public Hearings are a more critical and formal milestone in public engagement to which transparency and notification requirements apply to all local governments in the State of Colorado (just ask your county attorney).

The recently posted [Planning Commission Meeting Minutes for July](http://Planning Commission Meeting Minutes for July) also revealed for the first time among any/all of the Planning Commission’s and BOCC’s meeting minutes posted a documented rationale or cause for what was potentially driving the RV Parks moratorium and code amendments, but they also showed there was no clear and common understanding by all on the cause and drivers for them. (Why are we doing this? Is this about a minimal investment or enforcement to “go in and get [trash] cleaned up”? Why are we targeting only RV Parks and Campgrounds?) There were even many arbitrary proposed regulations that had little-to-nothing to do with any of the stated causes/drivers, and could even be counterproductive to addressing them (e.g., restricting the count and percentage of rental cabins).

Finally, I am also very interested in better understanding if and why Rio Grande County representatives continue to think RV parks and campgrounds are “not the same” and are “really two different things”, as per the comments in the [Planning Commission Meeting Minutes for July](http://Planning Commission Meeting Minutes for July). Perhaps they should do some more research themselves, if they did any to begin with, and just Google “RV park definition” and “campground definition.” Also, they should review ‘Section 13.03 General Definitions’ of the current RGC Land Development Code, which escaped any need to be modified for all the efforts to amend the code book.

We continue to look forward to any improvement in public transparency, communication and engagement from the RGC government and its staff, which is still yet to be seen.

Thank you,  
Jonas Rieter

**From:** RGC Land Use <[rgclanduse@riograndeounty.org](mailto:rgclanduse@riograndeounty.org)>  
**Sent:** Tuesday, August 8, 2023 1:43 PM  
**To:** [Jonas J. Rieter, Jr.](#)  
**Subject:** Re: RGC LDC Amendments on Hold

Jonas, At this time I do not have an answer to your question. I am hoping to meet with the Commissioners soon to request further direction for Staff and Planning Commission (and CPS). For now I can only suggest you continue to watch the upcoming agendas for any items that may be of interest. If you wish you can continue to reach out to myself or my office to see if anything new is transpiring in the code amendments. Just to let you know, there will not be a planning commission meeting this month.

Best Regards,

On Thu, Aug 3, 2023 at 9:38 AM <[Jonas J. Rieter, Jr.](#)> wrote:

All,

As per the recent (July 31, 2023) update to the [RGC 2023 LDC Update : Project](#) site, RV Parks, Campgrounds and River Corridor Development amendments are “on hold pending Board of County Commissioners and Planning & Zoning Commission direction.”

In an effort to improve the county’s communication and engagement with the public on these matters, how may we (and the general public) become aware of the new direction if/when it is provided to CPS?

Thank you,  
Jonas & Amanda Rieter

--  
Dixie Diltz  
Rio Grande County  
Land Use Administration

**From:** [Jonas J. Rieter, Jr.](#)  
**To:** [gglover@riograndecounty.org](#); [tyler.ratzlaff@riograndecounty.org](#); [sdeacon@riograndecounty.org](#)  
**Cc:** [Amanda Rieter](#)  
**Subject:** FW: Rio Grande County - Upcoming Land Use topics  
**Date:** Friday, October 6, 2023 8:16:37 AM  
**Importance:** High

---

Rio Grande County Commissioners,

This is the first notice of a meeting I received since July 3<sup>rd</sup>, and it's good to see as a step towards progress. However, much more need to be done to restore and repair the public trust, respect and confidence that has been lost in the county government's ability to carry out the business of government with ethics and integrity.

I will try to be attending in-person for this meeting, although realizing I will not have any opportunity to provide unsolicited public comment during the meeting. Not knowing when, or even if, the public may have the opportunity to provide comments, my public comment for your consideration in advance of the next meeting is as follows.

**[1] Because the RV Parks moratorium was, rightfully, terminated before it was set to expire as a symbolic gesture of showing it had no merit or good basis for cause, and RV Park land use/development code changes were being made under that cover, then why is there any continued need for RV Parks and/or Campgrounds changes in the land use/development code?**

**[2] When a key influencer on the Planning Commission, Travis Cross, has a clear and obvious conflict of interest in the matter of RV Parks and Campgrounds and should have disclosed it from the start, and refrained from developing solutions for it from the start (providing input on code changes) and refrained from attempting to influence the decisions of the other members of the governing body in voting on the matter (Planning Commission and BOCC) from the start, but met none of these obligations; then why should anyone trust the necessity and utility of any solution being put forth? In addition, the state standards and regulations for Campgrounds and Recreation Areas (6-CCR 1010-9) has not changed since 1975.**

**[3] Why is Rio Grande County the only county that distinguishes RV Parks separately from Campgrounds in the land use code?** The state standards and regulations for Campgrounds and Recreation Areas (6-CCR 1010-9) does not do it, nor any other Colorado counties' land use codes that I have reviewed (e.g., Mineral County and Boulder County).

**[4] Does the RGC land use code distinguish RV Parks and Campgrounds as a primary versus secondary land use?** For example, can a landowner host any type of camping with one or many RV's on private property (e.g., if to receive paid monetary income, or as a trade for services, or just as an unpaid gift for family and friends to enjoy) without a permit, where it is secondary and subordinate to another primary land use?

**[5] When a key influencer on the Planning Commission, Travis Cross, has a clear and obvious conflict of interest in the matters of Short-term Rentals and should have disclosed it from the**

**start, and refrained from developing solutions for it from the start (providing input on code changes and fees), and refrained from voting on the matter as a Planning Commission Member, and refrained from attempting to influence the decisions of the other members of the governing body in voting on the matter (Planning Commission and BOCC) from the start, but met none of these obligations; then why should anyone trust the necessity and utility of any solution being put forth?** Several have openly stated that they need the proposed increase of short-term rental fees to level the playing field to restrict competition with Travis Cross's personal business interests. {On August 16<sup>th</sup> 2023, the Land Use Administrator, Dixie Diltz, stated "our discussion at the time between Planning Commission and others, were that the Planning Commission and staff felt like we needed to increase those fees [...] to level the playing field." Travis Cross stated that "these are very small fees compared to what these things make a year" and "I am in the tourism industry." He also stated, "I don't think it's fair they can just have a residential house, and start renting it out, and be in competition with me without having to be on the same playing field as me."}

The "well" has been openly poisoned by personal and private interests, and it would not be wise to not drink from it. If you are truly interested in better engaging the public on these matters to find the right solution to real problems, as I have heard you state in several meetings, you would solicit public comments and make them public, uncensored and searchable online. Please also refer to the problem solving framework guidance I shared with my email on July 19, 2023.

Please feel free to reach out to me any time. My cell phone number is below.

Thank you,  
Jonas Rieter

[REDACTED] (mobile)

**From:** RGC Land Use <rgclanduse@riograndeounty.org>  
**Sent:** Thursday, October 5, 2023 2:20 PM  
**To:** RGC Land Use <rgclanduse@riograndeounty.org>; Christine Haire <chaire@riograndeounty.org>  
**Subject:** Rio Grande County - Upcoming Land Use topics

Rio Grande County Land Use department has two upcoming topics that may be of interest to you.

1st - There will be a "work session" on the Board of County Commissioners meeting agenda on October 11th, 2023 at 1:00 pm. This work session is for the purpose of a discussion with Community Planning Strategies (CPS), Land Use Staff and the Board of County Commissioners concerning the strategies, objectives and timeline of the proposed development of Campground regulations in conjunction with the proposed RV Park regulations.

"Work sessions" are open for the public to attend, however, no public comments are allowed.

2nd - Rio Grande County Land Use Staff and Planning Commission will make a recommendation for the adoption of the following Short Term Rental (Vacation Rental) permit fee increases. This fee increase presentation for Consideration will be on the Dec 6th, 2023 Board of County Commissioners agenda. **We invite your comments via**

**email prior to Dec 6th and you are welcome to attend the Dec 6th Board of County Commissioners meeting to offer your public comments on the proposed Short Term Rental fee structure (limit of three minutes per person).**

**Proposed Fee:**

**Effective Jan 1, 2024 - New STR permit applications = \$750.00**  
**- Annual renewal permit applications (on renewal date) = \$400.00**

**Effective Jan 1, 2025 - New STR permit applications = \$1,200.00**  
**-Annual renewal permit applications = \$700.00**

**Effective Jan 1, 2026 - New STR permit applications = \$1,500.00**  
**-Annual renewal permit applications = \$1,000.00**

You are receiving this email because you are listed on our "Community Notice" or "Short Term Rental" mailing list. To be removed from this list please reply with "Remove Me from mailing list".

--

**Dixie Diltz**  
**Rio Grande County**  
**Land Use Administration**

**From:** [Jonas J. Rieter, Jr.](#)  
**To:** ["RGC Land Use"](#)  
**Cc:** [tdlubac@planstrategize.com](mailto:tdlubac@planstrategize.com); [aglover@riograndecounty.org](mailto:aglover@riograndecounty.org); [tyler.ratzlaff@riograndecounty.org](mailto:tyler.ratzlaff@riograndecounty.org); [sdeacon@riograndecounty.org](mailto:sdeacon@riograndecounty.org); ["RGC Administrator"](#); [Amanda Rieter](#)  
**Subject:** RE: NOTICE -RV Park / Campground Code Book Amendments  
**Date:** Friday, December 15, 2023 1:07:39 PM

---

Dixie,

Please confirm what you mean by "We'd like to invite you to participate and provide your feedback through this public and transparent process" and "The project timeline offers multiple opportunities for you to participate." Will any additional work sessions on this topic, like the one planned on Jan 30<sup>th</sup>, actually be open to the public for comments, questions and contributions; given that the governing body made it abundantly clear many times that public comments, questions and contributions were not welcome in all prior working sessions I have seen notices of or attended?

A meeting notice email you sent on 10/5 even stated: *"Work sessions" are open for the public to attend, however, no public comments are allowed.* Additionally, among the few comments from the participating members of the governing body I could make out in the last work session on Dec 5<sup>th</sup>, I thought I heard Commissioner Glover reminding TJ that the meeting was not open for public comment when another member of the public was attempting to engage in the discussions with the governing body.

There are many reasonable questions and considerations I have presented to the governing body on this topic and in many different ways, but the feedback and input you say you welcome and appreciate has been largely ignored and gone unanswered. Let's just start with:

- Why is this so important for the county and what are the problems (real substantiated problems) the county is trying to solve, besides this being an arbitrary and capricious attempt to take away landowner rights and restrict competition with a fellow public servant's personal business interests in the county where he also has responsibilities for land use regulations?
- If we have such big problems with "primitive" and "semi-primitive" camping (e.g., dry camping with tents or self-contained RVs) today, then why target only part of the land use code and yet continue to allow it as a temporary use on vacant land? How can the county say that dry RV and tent camping on vacant land across all zoning districts is ok and allowed for up to 180 days (LDC section 2.07), but then for the small few agricultural or commercial tourism zone districts that may want to designate it as a primary or secondary use to avoid violations and fees associated with not having a temporary camping permit (where currently "Allowed by Right"), whether for profit or not, it's then harmful and should be prohibited on any scale?
- Instead of pushing personal agendas and new regulations that will have the opposite effect, RGC should consider land use objectives and goals that will reduce pressure on public lands, maintain landowner rights and choice for how they want to use their land in certain zone districts, create new revenue streams for the struggling ag community and other small business owners within those zone districts, and support the county's outdoor recreation economy in its more "natural" state. Did anyone consider how allowing minimally-regulated dry and self-contained camping on private land in certain zone districts may actually benefit the largely ag-centric county by providing a much-needed additional revenue stream for

farmers and ranchers throughout RGC who have been impacted by increasing drought, low commodity prices, and historically high production costs?

Finally, just because you say it is transparent, does not mean it is. If it were transparent, all contributors in the governing body would be identifiable (on camera) for the input being provided to CPS throughout each of the work sessions and there would be recordings of the work sessions or a single note taken that captures what was discussed and the actions to be taken for the public record.

Thank you,  
Jonas Rieter

---

**From:** RGC Land Use <rgclanduse@riograndeounty.org>  
**Sent:** Friday, December 15, 2023 8:42 AM  
**To:** RGC Land Use <rgclanduse@riograndeounty.org>  
**Subject:** NOTICE -RV Park / Campground Code Book Amendments

Hello Stakeholder!

As some of you may know, the Rio Grande County Planning Commission and Board of County Commissioners are beginning an evaluation and update of the County's campground and RV Park standards. We'd like to invite you to participate and provide your feedback through this public and transparent process. We are at the beginning of the project which officially kicked off with a joint work session on December 5, 2023. The project timeline offers multiple opportunities for you to participate, including:

- **Community Open House** on January 29, 2024, from 5-8 pm at the Rio Grande County Annex Building at 965 6<sup>th</sup> St., Del Norte, CO 81132.
- **Work Session #2** at 1pm on January 30, 2024, in the Board hearing room in the Rio Grande County Courthouse at 925 6<sup>th</sup> St., Del Norte, CO 81132.
- Visit the [project website](#), which is linked on the County's home page, to stay up to date with revisions, events, and project team contact information.

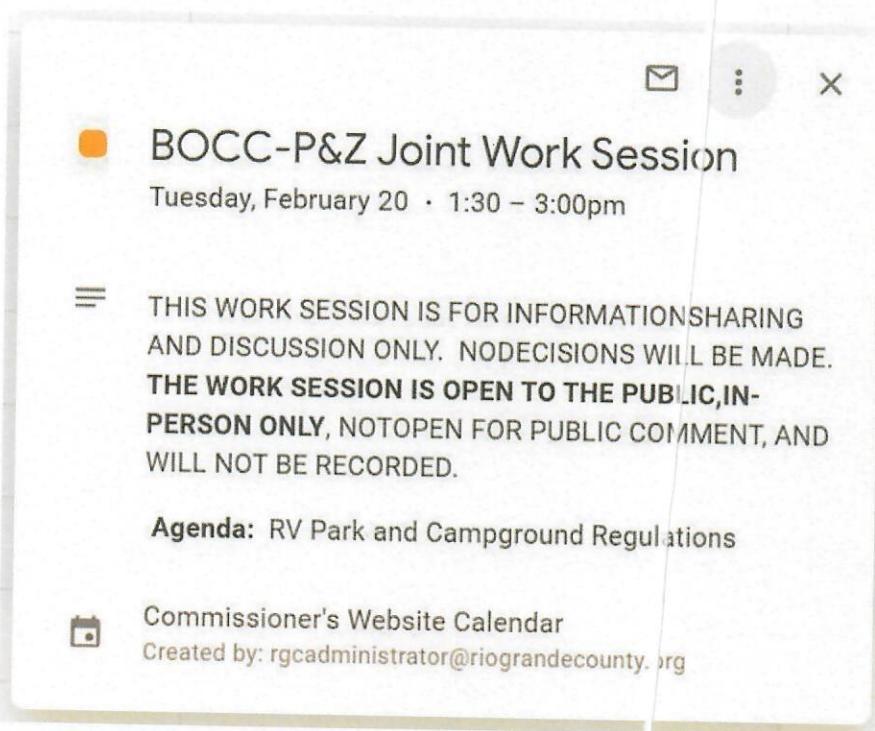
We appreciate and thank you for your time and input through this important process for the County.

--  
Dixie Diltz  
Rio Grande County  
Land Use Administration

**From:** [Jonas J. Rieter, Jr.](#)  
**To:** ["RGC Land Use"](#); ["RGC Administrator"](#)  
**Cc:** ["Rio Grande County Clerk"](#); [sdeacon@riograndecounty.org](mailto:sdeacon@riograndecounty.org); [gg\\_over@riograndecounty.org](mailto:gg_over@riograndecounty.org); [tyler.ratzlaff@riograndecounty.org](mailto:tyler.ratzlaff@riograndecounty.org)  
**Subject:** RE: What does requesting to be on a RGC mailing list get me?  
**Date:** Wednesday, February 21, 2024 9:29:20 AM  
**Importance:** High

---

I did not receive any advanced email notification of yesterday's 'BOCC-P&Z Joint Work Session on RV Park and Campground Regulations' meeting, and even checked my spam folder. Did a notice go out to others that are on the notification list the county is supposed to be maintaining, but I was just not included?



BOCC-P&Z Joint Work Session  
Tuesday, February 20 • 1:30 – 3:00pm

THIS WORK SESSION IS FOR INFORMATIONSHARING AND DISCUSSION ONLY. NODECISIONS WILL BE MADE. **THE WORK SESSION IS OPEN TO THE PUBLIC, IN-PERSON ONLY, NOT OPEN FOR PUBLIC COMMENT, AND WILL NOT BE RECORDED.**

**Agenda:** RV Park and Campground Regulations

Commissioner's Website Calendar  
Created by: [rgcadministrator@riograndecounty.org](mailto:rgcadministrator@riograndecounty.org)

"**IN-PERSON ONLY, NOT OPEN FOR PUBLIC COMMENT, AND WILL NOT BE RECORDED.**" ... Once again, that does not sound like a very "transparent process" that is open with "offers multiple opportunities for [the public] to participate," which the Land Use Administrator stated in a prior email notice (sent on 12/15/2023) for the January meetings on this topic.

In the spirit of transparency and ensuring trust that the public's interests are being served, who attended yesterday's meeting and provided guidance? What was discussed during yesterday's meeting and how is the county moving forward on this topic? When is the next opportunity for the public's input? Will there be any public hearings before the Planning Commission and/or the BOCC, and when?

There are many questions I have asked and considerations I have brought forward on this matter that have not been given any response by anyone in the county government.

Thank you,  
Jonas Rieter

---

**From:** RGC Land Use <rgclanduse@riograndeounty.org>  
**Sent:** Thursday, September 28, 2023 1:19 PM  
**To:** 'Jonas J. Rieter, Jr.'  
**Cc:** RGC Administrator <rgcadministrator@riograndeounty.org>; Rio Grande County Clerk <clerk@riograndeounty.org>; sdeacon@riograndeounty.org; gglover@riograndeounty.org; tyler.ratzlaff@riograndeounty.org  
**Subject:** Re: What does requesting to be on a RGC mailing list get me?

Jonas,

You are on the email list and will continue to receive email notifications for any future planned public meetings regarding LUDC updates.

Regards,

On Thu, Sep 28, 2023 at 11:01 AM <[Jonas J. Rieter, Jr.](#)> wrote:

Administrators and Clerk,

This inquiry has gone unanswered.

Per the [Notice Requirements of the CO Open Meetings Law](#), the secretary or clerk of state and local public bodies must maintain a list of people who have asked to be notified in advance of all meetings or meetings where certain topics will be discussed. A request covers a two-year period.

I thought I signed up for notifications when I provided my name and email during the May 16<sup>th</sup> Land Development Code (LDC) Open House I attended because I received the notice of the July 17<sup>th</sup> LDC Open House. However, I have received no notifications of any other related meetings since then; including the BOCC Public Hearing on the LDC amendments (July 19, 2023), the BOCC Regular Meeting to review and potentially approve the proposed LDC amendments (July 26, 2023), the BOCC working session that followed the tabling of the proposed LDC amendments (August 16, 2023), and the Planning Commission meeting where LDC changes (specifically around RV Parks and Campgrounds) were once again discussed (Sept 19, 2023).

Please confirm that my name has been placed on the notification list for any/all meetings related to LDC proposed updates and changes, when I was registered so I can note when I can expect the notifications to expire (if I don't renew/re-register), and that I will be notified of any such public meetings prior to the expiration of the 2-year maintenance period going forward. Included in my scope of requests for notifications should be the meeting that is anticipated to occur between the land use contractor, CPS, and the BOCC; which was mentioned by the Land Use Administrator during the Planning Commission meeting held and recorded on Sept 19, 2023.

Thank you,  
Jonas Rieter

---

**From:** [Jonas J. Rieter, Jr.](#)  
**Sent:** Friday, August 25, 2023 3:53 PM  
**To:** 'RGC Land Use' <[rgclanduse@riograndecounty.org](mailto:rgclanduse@riograndecounty.org)>; 'RGC Administrator' <[rgcadministrator@riograndecounty.org](mailto:rgcadministrator@riograndecounty.org)>  
**Subject:** What does requesting to be on a RGC mailing list get me?

Hello,

What type of updates on upcoming meetings does my request to be placed on an e-mail list for a certain topics, like LDC changes, provide me? Am I on any email lists for certain topics?

I know many meetings have occurred on LDC change, even more formal and important than the notice I received for the July 17<sup>th</sup> Open House, because I have had to monitor for and discover them on my own, but I have not been proactively informed of them with email notices either.

Thank you,  
Jonas Rieter

--  
Dixie Diltz  
Rio Grande County  
Land Use Administration



RGC Land Use <rgclanduse@riograndecounty.org>

## RE: FW: Campground/RV Park Regulations Update & Public Review

1 message

[jonas.rieter.jr@gmail.com](mailto:jonas.rieter.jr@gmail.com) <jonas.rieter.jr@gmail.com>

Fri, Mar 15, 2024 at 10:58

AM

To: RGC Land Use <rgclanduse@riograndecounty.org>

Cc: humanresources@riograndecounty.org, RGC Administrator

<rgcadministrator@riograndecounty.org>, gglover@riograndecounty.org, tyler.ratzlaff@riograndecounty.org, sdeacon@riograndecounty.org, clerk@riograndecounty.org, chaire@riograndecounty.org, amanda.rieter@gmail.com

I still have not received a response to even the very simple process question below.

Please see attached for our written public comments on the “final recommendations for public review” to be included in the Planning Commission and County Commissioner packets of official records that will be posted for public inspection prior to the public hearings. They should be posted soon, I expect later today or Monday, from what was stated in the thread below. (“All comments received will be published within the agenda and supporting documents packet a minimum of 30 days prior to the public hearings.”)

Thank you,  
Jonas and Amanda Rieter

---

**From:** [jonas.rieter.jr@gmail.com](mailto:jonas.rieter.jr@gmail.com) <jonas.rieter.jr@gmail.com>

**Sent:** Thursday, March 14, 2024 10:25 AM

**To:** 'RGC Land Use' <rgclanduse@riograndecounty.org>

**Cc:** [humanresources@riograndecounty.org](mailto:humanresources@riograndecounty.org); 'RGC Administrator' <rgcadministrator@riograndecounty.org>; gglover@riograndecounty.org; tyler.ratzlaff@riograndecounty.org; sdeacon@riograndecounty.org; clerk@riograndecounty.org; chaire@riograndecounty.org

**Subject:** RE: FW: Campground/RV Park Regulations Update & Public Review

**Importance:** High

Dixie,

I just left a phone message with Christine asking for her to confirm just one of the outstanding questions I have on the process, but she deferred it to you and said you would get back to me.

**When are any additional written public comments due for being included in the supporting documents packets of official records that will be posted and provided to each of the governing bodies (Planning Commission and County Commissioners) in advance of their public hearings?**

Thank you,

Jonas Rieter

---

**From:** [jonas.rieter.jr@gmail.com](mailto:jonas.rieter.jr@gmail.com) <[jonas.rieter.jr@gmail.com](mailto:jonas.rieter.jr@gmail.com)>  
**Sent:** Monday, March 11, 2024 3:36 PM  
**To:** 'RGC Land Use' <[rgclanduse@riograndecounty.org](mailto:rgclanduse@riograndecounty.org)>  
**Cc:** [humanresources@riograndecounty.org](mailto:humanresources@riograndecounty.org); 'RGC Administrator' <[rgcadministrator@riograndecounty.org](mailto:rgcadministrator@riograndecounty.org)>; [gglover@riograndecounty.org](mailto:gglover@riograndecounty.org); [tyler.ratzlaff@riograndecounty.org](mailto:tyler.ratzlaff@riograndecounty.org); [sdeacon@riograndecounty.org](mailto:sdeacon@riograndecounty.org)  
**Subject:** RE: FW: Campground/RV Park Regulations Update & Public Review  
**Importance:** High

Dixie,

While I am awaiting a response to the questions in my last email below, **I am attaching all other public comments I provided on this topic to-date that I want to be sure are included as official public records, in addition to this email thread, in the supporting documents packets you mentioned will be compiled and posted a minimum of 30 days prior to the public hearings.** The local government does not use subjective discretion on who's public comments should or should not be included in the records of supporting documents packets provided to the governing bodies (Planning Commission and/or County Commissioners) for consideration just because they do not like what the public has to say or does not have answers to their questions, like was apparently done with my public comments provided to your notice for comments before the BOCC decision on STR fee increases on 12/6/2023 but were omitted from the BOCC packet.

All these public comments provided at various times, including emails with many questions still unanswered by anyone the county, related to the proposed Campground/RV Park

## RIETER PUBLIC COMMENTS ON LDC SECTION 2.05 FINAL RECOMMENDATIONS

MARCH 15, 2024

The primary objective of these efforts, as stated by the land use consultant for the county in memos of public record and on their project site, has been to prohibit dry (also known as "primitive", "semi-primitive" or "low-impact") camping within the county. This is expressly stated in the current final "Draft for Hearing" version of the proposed regulations, under Section 2.05 of the LDC, as "Primitive and/or Semi-Primitive Campgrounds [...] shall not be permitted on private property within the unincorporated lands of Rio Grande County." Efforts to achieve that that objective have been put in motion and underway since the RV Parks moratorium {Resolution No 2022-45} was approved with no substantiating support for cause over a year and half ago, which at no time before or since has any research or data been produced by any in the government pushing this agenda to prove the purported causes or the total impacts of the regulations. There continues to be no objective causes for these proposed solutions to regulate beyond subjective "not in my backyard" (NIMBY) motivations while supporting a Planning Commission member's conflict of interest in the matter so he can increase demand for his business and prevent further competition with his RV park and campground.

In addition, it is stated in the proposed regulations that "No RV, whether in an RV Park or other lot, parcel, tract of property within the unincorporated area(s) of Rio Grande County, shall be inhabited for any period of time without an adequate means of sewage disposal in a manner consistent with this subsection A." This, therefore, will require an OWTS (septic system) along with an approved-county permit for all camping on any property for any amount of time. The county has stated many times that it is seeking to align with 6 CCR 1010-9, but the Colorado Administrative Code has not been updated since 1975 and nowhere does 6 CCR 1010-9 strictly prohibit primitive or semi-primitive (also known as low-impact or dry camping). The proposed regulations to conflicts with what is allowed and can easily and mostly be found on the county's surrounding public lands.

Furthermore, the extremely prohibitive language against dry camping (noted in the introduction paragraph) that some in the county are seeking to make law also directly conflicts with Section 2.07 'B. Temporary Uses' for 'c. RVs and Camping on Vacant Land' in the land use code, which currently allows for dry camping for up to 2 RVs on vacant land up to 180 days so long as there is no compensation paid to the property owner. In fact, the proposed LDC rewrite to Section 2.05 makes no mention if the section applies to campgrounds as an income generating business or as an unpaid use by landowners for the personal enjoyment of their private property by the deeded owners and their family or friends.

Vacant land is by nature undeveloped and would allow for only primitive or semi-primitive camping defined by 6 CCR 1010-9, so would not have an OWTS to provide the "adequate means of [onsite] sewage disposal" required by Section 2.05. As it pertains to the general definition of "RV Park" in the LDC, it can be applied to LDC Section 2.07, which temporarily allows for two RVs up to 180 days a year, just as much as it applies to LDC Section 2.05, which allows for year-round use with no restrictions on length of stay by the landowner or their guests. Is dry camping on private vacant land per LDC Section 2.07 going to be intrinsically prohibited in the county too, as implied by the proposed regulations?

On top of all that, these new regulations that will strictly prohibit landowners throughout the county from economically benefiting from and expanding certain camping opportunities on private land directly conflict with several of the goals, objectives and actions defined by the Rio Grande County Master Plan. (See below for more details.)

Adding to the confusion is how the term "RV park" is being defined and applied differently in various contexts in the LDC. It is used to define [1] the land use Section 2.05 in the LDC, [2] a type of campground that 6 CCR 1010-9 otherwise calls "modern" (Why do we have to call a "modern"

## RIETER PUBLIC COMMENTS ON LDC SECTION 2.05 FINAL RECOMMENDATIONS

MARCH 15, 2024

campground something different in RGC?) and [3] a general term for "any lot or parcel of land used or intended to be used for the accommodation of two or more recreational vehicles for transient dwelling purposes."

Have all existing permitted campgrounds been classified into each of the new types described in the proposed regulations? How has or will the type determinations of existing campgrounds be performed and recorded? Are the campground types mutually exclusive, or can different areas of a site plan for a lot/parcel/tract be type-designated differently? Establishing baselines and a clear and objective understanding for how all existing county-approved campgrounds compare to the new regulations is critical to compliance and enforcement of the proposed regulations.

What percentage of existing campgrounds, relative to both the sum total and by each type, are not in compliance with the new proposed requirements, and to what extent? How much proven harm are the existing campgrounds causing for non-compliance with the proposed regulations, and can the harm simply be addressed by means of enforcement through other existing regulations? How is the county going to address the gaps identified between the new proposed regulations and all existing campgrounds in the county where their design, development and operations are not in full compliance with the proposed requirements, when approved? How can/will the county assure equity and equality for the new proposed requirements, when there are public servants performing official acts in the matter while having conflicts of interest (owning and RV Park and Campground)? How are the municipalities addressing the purported necessity of the proposed county regulations? Has the Tourism Board and Economic Development Council been engaged on the causes and impacts of the proposed regulations?

When it comes to reviewing any new "Conditional Use" permits by the Planning Commission where it is currently "Allowed by Right", who gets to participate in reviewing and recommending applications? Will campground or RV park owners on the Planning Commission, like Travis Cross, be allowed to use their authority to influence recommendations on an application that intends to offer consumer choices that compete with the public servant's personal business interests?

As I have heard from the County Commissioners, the county government does not want to tell property owners what they can or cannot do with their land. However, in adopting these regulations the county is in fact telling property owners what they can and cannot do with their land and without any objective and proven cause that comes from research, investigations and case studies. The county would be irrationally and unfairly restricting private property rights for all dry camping on a county-wide scale and contrary to the Rio Grande County Joint Master Plan, shifting the demand to create crowding in the county-approved private campgrounds and public lands. Pushing campers and RVs out of one location simply shifts the problem to another.

As noted by the many unanswered questions and considerations above, this has clearly not been thought through. Just because a county has the power and authority to regulate does not mean it should. This entire effort has been driven by the biased and unsubstantiated claims that dry camping is harmful and needs to be regulated. There has been no research or evidence provided by the county on who, how and why dry/primitive/semi-primitive/low-impact camping within the county is causing any problems or harm. The county government has gone as far as using misinformation and misrepresenting other government agencies about how dry camping on public lands is also going away, which is unfounded and untrue. The county government has also ignored the input, facts and questions provided by ourselves and many other stakeholders that are advocating for maintaining and expanding

RIETER PUBLIC COMMENTS ON LDC SECTION 2.05 FINAL RECOMMENDATIONS

MARCH 15, 2024

landowner rights for dry camping, even if just at a small scale, that is surely appropriate for the tract sizes and zone district where it is currently "Allowed by Right."

These entire efforts were brought forth under the RV Parks moratorium that was approved in August 2022. Just as the RV Parks moratorium was rescinded in July 2023 by the BOCC, only weeks before its 1-year expiration, for not having substantiated causes related to dry camping, the RV Park and Campground land use regulation changes originally driven by the RV Parks moratorium to prohibit dry camping also have no substantiated cause and should be thrown out. Unless there is an intent to also update the Rio Grande County Joint Master Plan to reverse several of the stated goals/objectives/actions, our public servants' time and the people's money on so-called professional consultants would be best served on other matters of attention in the county.

=====

Here is the comparative analysis of the proposed RV Parks and Campgrounds regs with several of the goals, objectives and actions defined by the Rio Grande County Master Plan. Since the Master Plan is the basis for regulatory measures, then a closer comparison of the effects that the proposed regulations will have on the Master Plan should be required before proceeding.

**Goal 1:** *Promote the safe, orderly, environmentally and culturally sensitive development of commercial, industrial, agricultural and residential uses to meet the needs of Rio Grande County residents, businesses and visitors.*

**Objective:** *Provide a diverse range of housing choices to meet the needs of all demographics in Rio Grande County*

**Action:** *3. Maintain a Zoning Transition Program for updating the Rio Grande County Zoning Maps that provides for Mobile Home Park and Recreational Vehicle Park zoning.*

- Where are the Rio Grande County Zoning Maps that provides for Mobile Home Park and Recreational Vehicle Park zoning for both the current and proposed changes to the Land Development Code (LDC)?

**Objective:** *Work cooperatively with Monte Vista, Del Norte and South Fork to encourage sound land use planning along municipal boundaries.*

**Action:** *4. Ensure County land use regulations are sufficient to encourage the development of RV Parks outside of municipalities.*

- The current body of work on the proposed RV Park and Campgrounds regulations in the LDC are directly contrary to this objective and action.
- How do the new proposed changes to the regulations for zoning and land use encourage development of RV Parks when explicit "Allowed by Right" uses for RV Parks and Campgrounds in certain zone districts are becoming "Conditional Use," and they include a suite of new cost-prohibitive development requirements for undeveloped rural lands. The proposed regulations remove a landowner's choice of hosting campers that may just want a place to park and camp with their self-contained equipment (Leave No Trace principles) as they are passing through? Why is that so bad?
- Encouraging a land use should be reflected in allowing landowners to exercise rights freely ("Allowed by Right") and with only the minimum common-sense regulations necessary. It should apply clear and objective criteria to the use that results in low

## RIETER PUBLIC COMMENTS ON LDC SECTION 2.05 FINAL RECOMMENDATIONS

MARCH 15, 2024

administrative burden, not time-consuming public hearings for “Conditional Use” and high application fees.

**Goal 2:** *Strengthen the overall economy of Monte Vista by supporting the creation of primary jobs, supporting the downtown area, and supporting local businesses while remaining a regional agricultural center.*

**Objective:** *Continue to improve Monte Vista as a tourist destination in order to attract new and return visitors to the community.*

**Action:** *5. Designate a parking area for larger recreational vehicles near the downtown.*

- What are the amenities provided for the public RV parking area near downtown?
- If the new proposed RV Parks and Campground requirements are so necessary for private landowners, does the public RV parking area near downtown already meet the proposed standards for providing the same “basic amenities” onsite? If not, how and when will the public RV parking in Monte Vista be brought up to the new proposed standards?

**Goal 5:** *Preserve and enhance the existence of parks, trails and open space resources that are sufficient to meet the needs of Rio Grande County residents, businesses and visitors.*

**Objective:** *Work to conserve and expand existing outdoor recreation areas and facilities that attract skiers, hikers, campers, cyclists, recreational ATV/OHV users, etc.*

**Action:** *2. Recognize the competitive nature of the outdoor recreation industry and continually look for ways to improve and promote the Rio Grande experience.*

- The current body of work on the proposed RV Park and Campgrounds regulations in the LDC are directly contrary to this objective and action.
- Why is the county ignoring and discounting the case studies around agrotourism and the benefits of allowing minimally regulated small-scale low-impact (primitive and semi-primitive) camping on private land in other counties, like Chaffee County and Park County? Many news articles can be found that have lauded Chaffee County for its innovative policies that favor landowner rights and expand outdoor recreation opportunities.
- Where is Rio Grande County's own research and case study on the impacts the new proposed regulations may have on this goal/objective/action?

**Objective:** *Maintain and expand existing natural and cultural attractions to increase tourism in Rio Grande County and in each municipality.*

**Action:** *1. Work with local farmers, ranchers and land owners to establish agricultural and heritage tourism opportunities in the County and municipalities.*

- The current body of work on the proposed RV Park and Campgrounds regulations in the LDC are directly contrary to this objective and action (e.g., “agrotourism”).
- Natural heritage tourism focuses on visitors' interaction with the **unimproved** environment of the area being visited, which includes including outdoor recreation, hiking, fishing, and naturalism. This is why many outdoor enthusiasts seek experiences on public lands.
- How does prohibiting dry (primitive and semi-primitive) camping establish the agricultural and heritage tourism opportunities that maintain and expand existing natural and cultural attractions in the county?
- Why does the county feel it needs to take away landowner rights and opportunities for landowners to choose if/how they want to use or develop their land?

STAFF  
RECOMMENDATION

**RIO GRANDE, COUNTY PLANNING COMMISSION**  
**Resolution No. 2024-\_\_\_\_\_**

**A RESOLUTION OF THE RIO GRANDE COUNTY PLANNING  
COMMISSION APPROVING VARIOUS AMENDMENTS TO THE  
RIO GRANDE COUNTY LAND DEVELOPMENT CODE**

**WHEREAS**, pursuant to C.R.S. § 30-28-101, *et seq.*, and in particular, C.R.S. § 30-28-111, the Rio Grande County Planning Commission (the “Commission”) has authority to make a zoning plan for zoning all or any part of the unincorporated territory of the County; and

**WHEREAS**, the Commission has recognized the need for updating the Rio Grande County Land Development Code (the “Code”); and,

**WHEREAS**, the Commission has the responsibility to make a recommendation for approval, disapproval or suggestions to the Board of County Commissioners (the “Board”) with respect to any amendment of the zoning regulations of the County; and

**WHEREAS**, in the exercise of its statutorily granted responsibility, the Commission has reviewed the Code and identified a variety of amendments to the Code; and,

**WHEREAS**, said review has resulted in recommendations for amendments to the Code.

**NOW THEREFORE BE IT RESOLVED, BY THE PLANNING COMMISSION OF RIO  
GRANDE COUNTY, COLORADO, AS FOLLOWS:**

**Section 1.** Table T-2.2 Table of Uses in Section 2.04 Use, Lot Size, And Setback Tables of the Code is amended to read as follows:

		OS	AF	AR	AE	RR	R	MH	CRT	CB	LI	HI
<i>R – Allowed by Right, A – Administrative Approval Required, C – Conditional Use Permit Required</i>												
<b>Recreation</b>	Campground, Developed		C	<u>RC</u>	R	R			<u>C</u>	E	<u>C</u>	
	Campground, Semi-Developed		<u>C</u>	C					<u>C</u>		<u>C</u>	
	Outdoor amusement and entertainment facilities		C	A	C	C	C			A	C	
	RV Park	<u>C</u>	C	<u>RC</u>	<u>RC</u>				<u>C</u>	<u>RC</u>	C	
	Riding Stables		C	R	R	R	R					
	Shooting Range, Indoor		C	R	R					R	C	R
	Shooting Range, Outdoor		C	R	R					C	C	
	All Other Recreation Uses		C	C	C	C				C		

**Section 2.** Section 2.05.A is repealed in its entirety and reenacted to read as follows:

#### A. Campgrounds and Recreation Vehicle (RV) Parks

1. **Purpose.** The purpose of this section is to allow the development of the full spectrum of campgrounds and RV parks in a manner that ensures adequate services are available and provided. To support the provisions of this subsection A, the Colorado Department of Public Health and Environment regulations on Campgrounds and Recreation Areas (6 CCR 1010-9) should be consulted when interpreting and applying the standards of this subsection A. Facilities and services should be commensurate with the camping equipment the campground or RV park is designed. Mobile homes are prohibited within campgrounds and RV parks.
2. **Applicability.** The standards and procedures contained in this section shall apply to all applications for new campgrounds and RV parks including additions and/or expansions to existing campgrounds and/or RV parks within the unincorporated areas of Rio Grande County. Upon application submittal, an applicant shall demonstrate that the proposed campground or RV park meets all standards and provisions of this subsection A.
3. **Relationship with CCR.** The Colorado Department of Public Health and Environment regulations on Campgrounds and Recreation Areas (6 CCR 1010-9), as may be amended from time to time, is hereby adopted by reference. When there is a conflict between this subsection A and 6 CCR 1010-9, the stricter provision shall control. Copies of 6 CCR 1010-9 may be obtained through the Rio Grande County Land Use Department upon request.
4. **Permit Requirements**
  - a. All proposed campgrounds and RV parks shall be subject to all applicable regulations and authorities of the 6 CCR 1010-9 and the regulations set forth in this Section, 2.05.A, *Campgrounds and RV Parks*.
  - b. The Planned Unit Development (PUD) process may not be used to vary and or nullify the standards applicable to campgrounds or RV parks.
  - c. All campgrounds and RV parks shall be reviewed and approved through the Site Plan process set forth in Section 3.08, *Site Plan*.

#### 5. Campground Types:

The following campground types are established within Rio Grande County:

- a. **Primitive / Semi-Primitive Campgrounds:** This type of campground is generally accessible only by walk-in, pack-in, or equestrian. No amenities or services are available at Primitive Campgrounds and are limited to only tents.
  - i. Primitive and/or Semi-Primitive Campgrounds, as defined and regulated by 6 CCR 1010-9 and this Land Development Code shall not be permitted on private property within the unincorporated lands of Rio Grande County.
- b. **Semi-Developed Campgrounds:** This type of campground is generally accessible to vehicular traffic. Only sanitary facilities are provided. No potable water or electric services are provided to the property nor any campsite or RV space. Types of users will vary based on accessibility and facility design.
- c. **Developed Campgrounds:** This type of campground is accessible by any type of vehicle, including larger RVs. Sites are substantially developed and generally include tables, flush toilets, water, sewer, and/or electrical hookups, and refuse containers. Hookups may not be provided to each campsite or RV space.
- d. **RV Parks:** RV parks as regulated and defined in this Land Development Code shall have the same intent and use as a modern RV park as defined and regulated in 6 CCR

1010-9. These are primarily used for travel trailers, self-contained campers, and other towable or drivable RVs and typically include full water, sewer, and electric hook ups to all of the spaces. An RV park may also include campsites, cabins, and other permanent improvements such as offices, showers, laundry, dining, or other gathering facilities, for the use and enjoyment of users of the RV park.

**6. Utilities.**

a. The following table identifies the minimum provision of services provided to the Campground or RV Park.

<b>Campground Type</b>	<b>Vault Privy</b>	<b>OWTS</b>	<b>Sewer</b>	<b>Potable Water</b>	<b>Electric</b>
Semi-Developed	No*	Yes	No	No	No
Developed	No	Yes	Yes	Yes	Yes
RV Park	No	Yes	Yes	Yes	Yes

*\*Vault privy's may only be allowed where an OWTS cannot be installed. Vault privy's shall be approved by the Colorado Department of Public Health and Environment and the Rio Grande County Building Department and/or Rio Grande County Public Health Department.*

b. The following table further clarifies the minimum services provided to each campsite or RV space:

<b>Campground Type</b>	<b>Vault Privy</b>	<b>OWTS</b>	<b>Sewer</b>	<b>Potable Water</b>	<b>Electric</b>
Semi-Developed	No*	Yes	No	No	No
Developed	No	Yes	No	No	No
RV Park	No	Yes	Yes	Yes	Yes

*\*Vault privy's may only be allowed where an OWTS cannot be installed. Vault privy's shall be approved by the Colorado Department of Public health and Environment and the Rio Grande County Building Department.*

c. All electrical service to RV Spaces and/or campsites shall be installed in compliance with the state electrical code. All necessary electrical permits shall be obtained and installations inspected.

d. All secondary utility lines shall be installed underground.

**7. Accessory Uses.** Except as specified below, the following uses are accessory to all campground types:

a. Service buildings associated with the campground or RV park, including utilities, management office, equipment storage, sanitary facilities, laundry facilities, and recreation facilities.

b. One residential dwelling unit or permanent RV for the purpose of housing a resident manager or caretaker may be allowed in addition to the allowed number of rental cabins.

c. Rental Cabins may be allowed in developed campgrounds or RV parks provided required building permits and compliance with all applicable setbacks and building code standards are met. To be considered accessory, rental cabins shall:

- Be limited to ten (10) percent of the total number of campground sites and/or RV Spaces and

- ii. Not exceed twenty (20) rental cabins in total.

**8. Standards.**

- a. All applications for campgrounds and/or RV parks shall explicitly display compliance with each standard provided in Section 6.03, *Natural Resource Protection Standard* of the Land Development Code.
- b. Developed campgrounds and RV parks shall not be located in the following areas:
  - i. Within any Landslide Hazard Area, Rockfall Area, and or Alluvial Fan Hazard Area as determined by the County.
  - ii. Within any area which is adjacent to existing chronic nuisances such as noise, smoke, fumes, and or odors.
- c. Wheels and/or similar devices shall not be removed from RVs parked within an RV Park, nor shall any fixture be added, or barrier be placed which will prevent the RV from being moved under its own power or by a passenger vehicle.
- d. Skirting of RV's is permitted, provided it can easily be removed.
- e. An RV Park shall not be allowed as an accessory uses to any other use.

**9. Site Improvements.**

- a. **Dimensional Standards.** All proposed RV park locations shall meet the following minimum dimensional and site design requirements:

<i>Setback from Public Roads</i>	<i>Front, Side, and Rear Setback<sup>1</sup></i>	<i>RV Space Separation<sup>2</sup></i>	<i>Individual RV Space Parking</i>	<i>Building Code Compliance</i>
50'	25'	15'	1 Space	Required

<sup>1</sup>*No parking spaces shall be allowed in the front setback area. Accessory parking may be allowed in side and rear setbacks.*

<sup>2</sup>*All RV spaces shall be designed to ensure that slide-outs and/or other protrusions do not extend beyond the designated space.*

**b. Access.**

- i. Entrances into campgrounds and RV parks or onto access roads off state or federal highways, must be rounded by at least a thirty-six (36) foot radius arc to provide convenient and safe ingress and egress to highways without traffic obstruction.
- ii. Entrances into campgrounds and RV parks or onto RV park access roads off of a County Road or other road must meet the requirements of the applicable Rio Grande County Road and Bridge access permit.
- iii. No campsite or RV space shall be accessed directly from State or Federal highways or County Roads.

**10. Parking.**

- a. No vehicles shall be parked outside a designated and improved campsite, RV space, or designated parking areas.
- b. No parking shall be allowed along interior circulation roadways.

**11. Water Supply and Distribution.** An accessible, adequate, safe, and potable supply of water shall be provided as required by Section 2.05.A.5, *Utilities*, and shall be in compliance with Section 6.01.F, *Central Water and Wastewater Systems*.

- a. Water supply under pressure shall deliver a minimum of 100 gallons per day per campsite and RV space or as required by 6 CCR 1010-9.
- b. Applicants shall provide evidence of approval of water supply by the Colorado Division of Water Resources (DWR) and Colorado Department of Public Health and Environment (CDPHE).

12. **Sewage Disposal.** Sanitary services shall be provided as required by Section 2.05.A.5, *Utilities*, and shall be in compliance with Section 6.01.F, *Central Water and Wastewater Systems*.

- a. The sewage system shall be designed, constructed, and maintained in accordance with 6 CCR 10109 Division of Health and Sustainability and any other state laws, and County regulations including Section 6.01.F, Central Water and Wastewater System.
- b. Applicants shall provide evidence of approval of sewage and wastewater treatment systems by Rio Grande County Public Health, Rio Grande County Building Department and/or the Colorado Department of Public Health and Environment. (CDPHE)
- c. No vault privy's shall be allowed except in certain situations where an OWTS cannot be installed and the vault privy has been approved by the CDPH and Rio Grande County Building Department.
- d. No RV, whether in an RV Park or other lot, parcel, tract of property within the unincorporated area(s) of Rio Grande County, shall be inhabited for any period of time without an adequate means of sewage disposal in a manner consistent with this subsection A.
- e. All RV Parks shall comply with the following standards.
  - i. Each RV space shall be directly connected to the sanitary sewer service system in an RV park.
  - ii. No solid or liquid waste may be discharged or otherwise disposed on the surface of the ground or into any ditch, stream, or lake.
  - iii. Each RV space shall be provided with at least a four (4) inch sewer connection. The sewer connection shall be closed when not linked to a recreational vehicle and capped to prevent the escape of odors.
  - iv. All RV drains shall be watertight and self-draining.

13. **Refuse Disposal.**

- a. The storage, collection, and disposal of refuse within a developed campground or an RV park shall be so managed as to create no health hazards, wildlife attraction/access, rodent harborage, insect-breeding areas, accident hazards or air/water pollution.
- b. All refuse shall be stored in approved containers per section 9.0 of 6 CCR 1010-9, which shall be provided in sufficient number and capacity to prevent any refuse from overflowing or blowing away. Collection shall be conducted weekly at a minimum.

14. **Landscaping.** The Site Plan shall include a landscape plan compliant with Section 6.02.D *Landscape Standards*.

15. **Security**

- a. All campsites and RV spaces shall be clearly marked with a number and visible from the internal circulation road.

b. Security lighting shall be provided to the extent practicable and identified on the site plan.

**Section 3.** Section 2.05.H is repealed in its entirety and the subsequent sections, I – J, lettering adjusted appropriately.

**Section 4.** The definition of Campsite within Section 13.03.B of the Code is inserted alphabetically to read as follows:

**Campsite:** A portion of land, identified on the approved site plan, in a campground or recreation vehicle park for the placement of a single tent and the exclusive use of its occupants.

**Section 5.** The definition of Recreation Vehicle (RV) within Section 13.03.B of the Code is amended to read as follows:

**Recreation Vehicle (RV):** A vehicle primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. Examples of recreational vehicles include, but are not limited to: camping trailer or tent trailer; motorized camper, motor home, recreational conversion van or bus; pick-up camper; travel trailer.

1. *Camping trailer or tent trailer:* A folding structure constructed of canvas, plastic or similar water repellent material, designed to be mounted on wheels and to be used as a temporary shelter for travel and recreation purposes.
2. *Motorized camper, motor home, recreational conversion van or bus:* A self-propelled vehicle consisting of a portable, temporary shelter to be used for travel and recreation purposes.
3. *Pick-up camper:* A structure designed to be mounted on or loaded into a pick-up truck chassis for use as a temporary shelter for travel and recreation purposes.
4. *Tent: A portable, temporary cover or shelter made of canvas, plastic or similar materials supported by poles, with or without side panels, used for travel and recreation purposes.*

**5.4. Travel trailer:** A towed vehicle designed as a temporary shelter used for travel and recreation purposes.

Formatted: Font: 11 pt, Not Italic

**Section 6.** The definition of Recreation Vehicle (RV) Space within Section 13.03.B of the Code is amended to read as follows:

**Recreational Vehicle (RV) Space:** A ~~parcel~~ portion of land, identified on the approved site plan, in a campground or recreation vehicle park for the placement of a single recreational vehicle and the exclusive use of its occupants.

Formatted: Font: 11 pt, Not Italic

**DONE AND SIGNED THIS 16, DAY OF APRIL 2024.**

THE RIO GRANDE COUNTY PLANNING AND ZONING COMMISSION

VOTES:

Commissioner Aloia:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Commissioner Brown:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Commissioner Mitchell:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Commissioner Stillings:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Commissioner Gallegos:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Commissioner _____:	<input type="checkbox"/> Yes	<input type="checkbox"/> No

---

Cary Aloia, Chairperson