VILLAGE CAMP OUTDOOR RESORT

Durango Village Camp Narrative

La Plata County, Colorado

January 24, 2025

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Proposal and Information

Application Summary

Durango River View RV Resort LLC is applying for a Special Use Permit in the Animas Valley to begin construction on the Durango Village Camp. Village Camp is a Roberts Resorts brand that provides unique Outdoor Recreation experiences in select destinations across America. Village Camps can be found in Truckee, California and Flagstaff, Arizona, with new properties acquired in Park City and Moab, Utah. The Durango Village Camp will provide a state-of-the-art, low-intensity, tourist-oriented recreational use within La Plata County and in the process rehabilitate a former industrial area. The subject site is a former gravel crushing plant that remains under-vegetated and underutilized. The Durango Village Camp design emphasizes landscaping, revegetation, and revitalization of the property. It is a modern take on an RV Resort, one that focuses on outdoor recreation, environmental sustainability, community compatibility, and showcasing all that makes Durango and La Plata County special. Village Camp also includes a detailed Operations Plan and Rules and Regulations that will govern business operations. This narrative will explain the development's special use permit application, including how Durango Village Camp meets all the County Code Requirements, while also aligning with the adopted Animas Valley District Plan, the Animas Valley General Commercial Zone and the La Plata County Comprehensive Plan. The Narrative will also reference specific submittal items that are included within the Submittal Packet.

Property Information

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

Agent: Andrew Arnold, Pioneer Development Company

Property Information	Description
Address	876 County Road 252 Durango CO 81301
Parcel Number(s)	559715100076, 559715100077
Lots	Lot 1A-B and Lot 1A-C
Acreage	Total = ~36.48
	Lot 1A-B = 34.06 Acres
	Lot 1A-C = ~2.42 Acres
	ROW, Buildings, Common Areas = ~6.05 Acres
Current Zoning	General Commercial
Proposed Use	Low Intensity, Tourist Oriented Recreational Use
Proposed Units/Density	275 RV Stalls
	1 Clubhouse
	1 Bathhouse
	Gross Density = ~7.54 units/acre
	Net Density = ~9.04 units/acre
Animas Valley Plan Designation	General Commercial
Legal Description	Section: 15 Township: 36 Range: 9 TR IN NE/4

Site Characteristics

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

The subject parcels are owned by Durango River View RV Resort, LLC. Durango River View RV Resort LLC purchased these parcels in January 2023 from Diaga LLC following the Special Use Permit's Sketch Plan approval. The Parcels are labeled Lot 1A-B and Lot 1A-C as part of the Diaga Subdivision Plat.

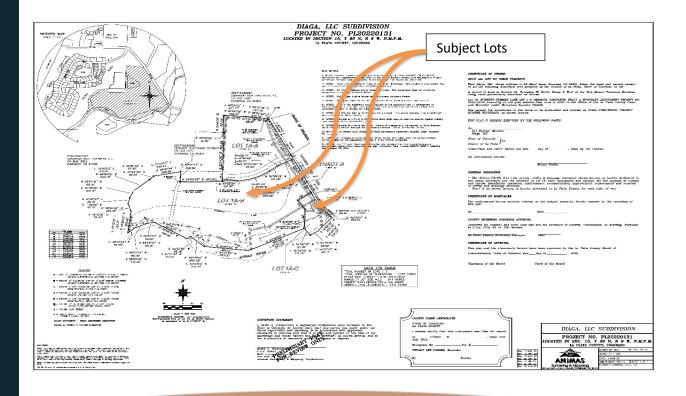
The subject parcels are located within the Animas Valley and zoned General Commercial. The Animas Valley is the only district within La Plata County that regulates land use through Euclidian zoning. The General Commercial Zone lists specific uses that are permitted as "special uses" under County Code.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

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

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

Site Plan



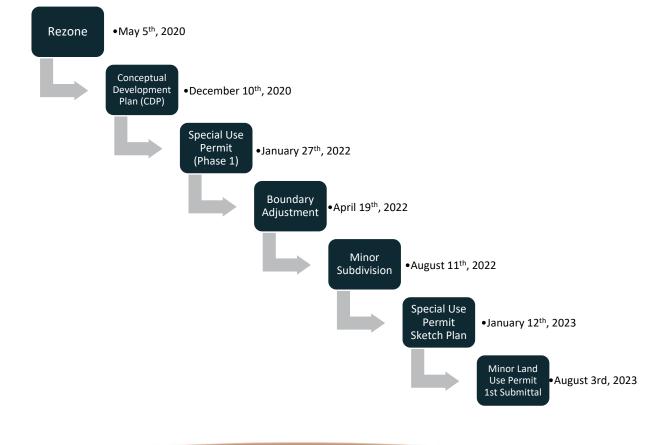


Existing and Historic Uses

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

On May 5th 2020, the property was rezoned from Industrial to General Commercial. A Conceptual Development Plan (CDP) was also recorded December 10th 2020, one that identified areas for outdoor commercial storage and tourist oriented, outdoor recreation uses. RV Park photos were included within the CDP. On January 27th, 2022 the site received approval for a Special Use Permit to develop outdoor commercial storage. This permit approval was then followed by a boundary adjustment with Hermosa Sanitation District's sewage treatment plant. On August 11th, 2022 the property was subdivided into three lots, two are the subject sites for this project. Lot 1A-A is currently being developed into "Trimble Storage" by a different landowner and developer.

The subject parcels are currently vacant and underutilized. There are no formalized uses on either parcel.



Land Use Development History

Proposed Uses

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

Special Uses Permitted in Animas Valley's General Commercial Zone

- Low-Intensity, Tourist Oriented Recreational Uses
- Motels
- Restaurants
- Outdoor Entertainment
- Professional Office Buildings
- Plant Nurseries

- Sale of Goods hand-produced or hand-assembled on site
- Neighborhood-oriented businesses
- Public/quasi-public facilities
- Telecommunication facilities
- Marijuana Facilities

Low-Intensity, Tourist Oriented, Recreational Uses Defined:

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

Durango Village Camp Specific Uses

Specifically, the use being proposed is for a Recreational Vehicle (RV) resort. Durango Village Camp will feature 275 RV Stalls throughout the site, One (1) Clubhouse and One (1) Bathhouse. The specific breakdown of RV spaces and amenities is listed below:

- 17 Pull Through Sites
- 13 40-foot Back-In Sites
- 12 35'x45' Back-In Sites
- 19 45' Back-In Sites

- 214 30' Back-In Sites
- 1 Clubhouse (4,500 SF)
- 1 Bathhouse

Durango Village Camp originally proposed 306 RV Stalls spaces during its sketch plan submittal to the Planning Commission. Although this number would have satisfied La Plata County Code and State Regulations regarding RV Park Density (**25 units per net acre per 6CCR 101-9 Section 5.3**), the development team elected to lower the total number of sites to enhance the project's compatibility with the community. With 275 spaces, Durango Village Camp's density estimates are now 9.04 Units per Acre. This is only ~36% of the State and County's allowable density. The uses and amenities are in alignment with the County's description of an RV Park. The RV Park will not allow tent camping. Its layout is designed to create a vibrant and modern tourist oriented, outdoor recreation experience for visitors to La Plata County and Durango. Other uses throughout Durango Village Camp will include walking trails and paths, and public river access along the Animas to allow for fishing and watersports, and a multi-use pedestrian path along County Road 252. This path is intended for public use to help make County Road 252 multi-modal and allow residents access to the Animas River.

The development team has also worked on strategies to permanently make the historic (and technically illegal) River Put-In in the southeast corner of the site open to the public. The development team has worked closely with the San Juan Citizens Alliance, the County, the City of Durango Parks and Recreation Department, Colorado Parks and Wildlife, as well as the National Parks Service to orchestrate an agreement to make the River Put-In area permanently accessible to the Public. The National Parks Service has even generated conceptual drawings of this future River Put-In. Despite these efforts, however, the development team has been unable to identify a public entity willing to take ownership of the land surrounding the River Put-In. Until a public entity is willing to take ownership of the parcel, all designs and public accessibility for the river put-in are being paused. Roberts Resorts will remain committed to providing the land to a public entity to make this concept plan a reality.

At this time, the project submittal does not include any formalized plans for the River Put-in. It should be stated that the Site Plan, access and engineering have been designed around this River Put-In area to make its future transfer more efficient. Durango Village Camp has purposely avoided developing Parcel #559715100077 (Lot 1A-C in the Diaga Subdivision) to maximize the potential of a future public private partnership.

Rules and Operations

Durango Village Camp will be governed according to its Operations Plan and Rules and Regulations. Both documents have been submitted to the County as part of the Special Use Permit application.

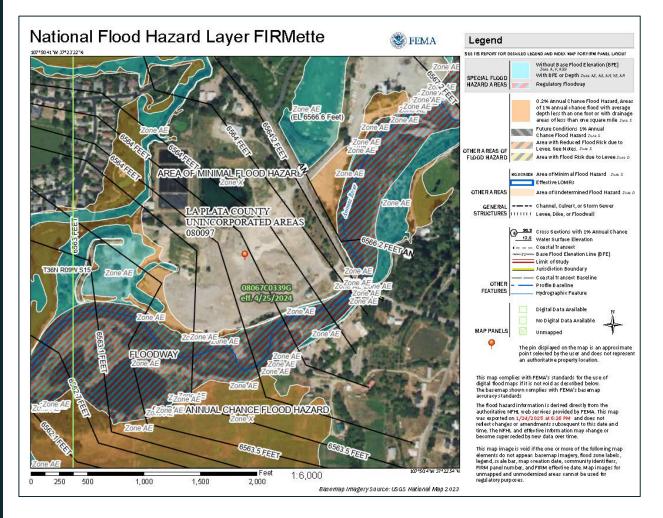
Durango Village Camp's Hours of Operations are from 8:00AM to 8:00PM Monday through Sunday. Quiet Hours are from 10:00PM to 8:00AM. Quiet Hour Enforcement is outlined within the Durango Village Camp's Rulebook - Rule 8, Parts A through D.

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

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

Drainage and Floodplain

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



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

Water

Durango Village Camp will be served by Animas Water Company. The parcels have reserved and purchased a 2" Commercial Water Tap that will serve the development, and a ¾" residential water tap on the Lot 1A-C parcel (no water service is necessary for this parcel). Durango Village Camp submitted a Development and Main Line Extension form to Animas Water Company in July 2023, which was approved. The water system that will be designed and constructed throughout the Durango Village Camp site is proposed to be owned by Durango River View RV Resort, LLC but operated by Animas Water Company. Animas Water Company has provided a "Will-Serve" letter that has been submitted as part of this application packet. Animas Water Company also provided a Water Supply letter based on an analysis performed by Cap Allen. That analysis indicated that Animas Water Company has sufficient capacity to serve this development.

This central water source provided by Animas Water Company will not be shared with any other users or parcels. The estimated water demand for Durango Village Camp at full-build out and peak capacity is 269 Gallons Per Minute. Engineering Plans detailing this water system design are submitted as part of the application packet. Responses to Animas Water Company's original comments have also been submitted as part of the application packet. The Water Supply and Circulation Summary from the Water Supply Memo is copied below:

"The proposed water system will tie into an existing 10-inch watermain along CR 252 with two 2-inch service lines, one at each of the site access roads. Two pressure reducing valves (PRVs) are proposed; one for each connection. After the PRVs, 2-inch water mains will deliver water to each of the 277 RV sites. Along with the 2-inch lines, unmetered 6-inch lines will be installed in a shared trench with the domestic service lines to provide for fire flow and be connected to seven fire hydrants in the system. These lines will not be connected to the domestic service system. The worst-case demand for the entire site was determined in accordance with the International Plumbing Code (IPC), Appendix E. First, the water supply fixture unit (WSFU) for the entire site was calculated using Table E103.3(2) from the IPC, which provides WSFU values for various fixtures and appliances. These calculated values are shown in Table 1. The WSFU value was then applied to Table E103.3(3) from the IPC, to determine the overall demand in gallons per minute (gpm)." *SEH Inc. Village Camp Durango Domestic Water Demand Memo.*

Sewer

Durango Village Camp will be served by central sewer owned and operated by Hermosa Sanitation District. Hermosa Sanitation District provided Durango Village Camp with a Will Serve Letter on July 13, 2023, to provide service to the Development. The Will Serve Letter indicated that the district has adequate capacity to serve Durango Village Camp. SEH Inc. prepared updated sewer designs and a "Village Camp Durango" Sewer Disposal Memo that provides detailed demand calculations. The engineering conclusion is that the Will Serve Letter will exceed the Project's sewer demands.

Durango Village Camp's initial submittal envisioned a Lift Station as part of this application. The updated sewer design removed the need for the lift station, as we as CDPHE Permit requests.

Durango Village Camp will not share its sewer system with other users. Hermosa Sanitation's peak capacity as of June 2023 was 67%. The Sanitation District's will serve letter indicates that it has capacity to serve Durango Village Camp.

Access/Traffic

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

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

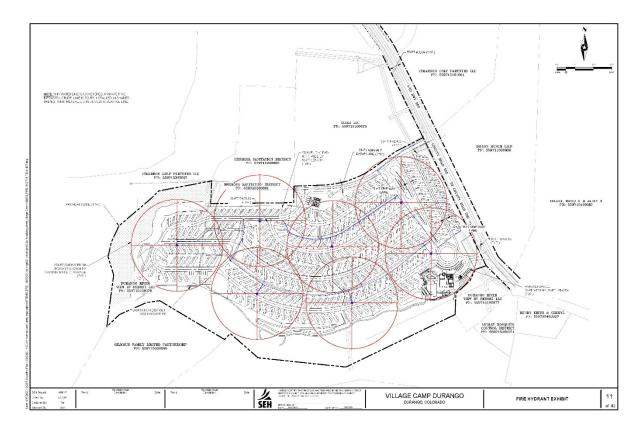
Durango Village Camp's second access point to County Road 252 is towards the southernmost portion of the property's western boundary, near the County Road 252 bridge. Parcel 559715100076 can also utilize this access via an access easement which crosses parcel 559715100077. The site plan demonstrates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

Durango Village Camp will provide parking in addition to its RV Stalls per County regulations (73.5.111.G). These regulations indicate that there is only 1 space per campsite at a rate of 1 space per four persons that shall not exceed 100 spaces per acre. The project's total RV Site Parking count is 531 spaces. This equates to 14.56 spaces per acre. There are also two ADA parking spaces located at the Clubhouse. There are 16 shared parking spaces that can be used by visitors to Durango Village Camp near the clubhouse, and also 4 spaces located as the bathhouse.

Durango Village Camp also completed a traffic study as part of its submittal application. This study and its findings have been included in the submittal packet. The Traffic Study found that "the anticipated traffic volume generated by the [development] is not expected to significantly impact the surrounding road network". It goes on to conclude, "Projected ADT by the development is not expected to change the roadway Level of Service along County Road 252." This Traffic Impact Study has been updated according to the Fox and Tuttle third party comments. Comments to the Fox and Tuttle review have been submitted with this application packet.

Fire Protection

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



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

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

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

Solid Waste Disposal

Durango Village Camp will at a minimum provide six 8-yeard dumpsters or equivalent volume for refuse disposal, with service three times per week. The solid waste disposal and rules governing it can be found in the Camp's rulebook, page 8, Rule 23, parts A through E. A Waste Disposal Plan has also been submitted as part of this application packet.

Compatibility

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

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

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

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

Durango Village Camp Density Calculation – RV Park Regulations		
Gross Acreage	36.48	
ROW, Buildings, Common Area Acreage	6.05	
Net Acreage	30.43	
Net Density	9.04 Unit Per Net Acre	
Max Allowable RV Park Density	25 Units Per Net Acre	

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

Durango Village Camp FAR Comparison		
Gross Acreage	36.48	
Gross Land SF	1,589,069	
RV Stalls #	275	
Square Feet Per RV Stall	900	
Total RV Stall SF	247,500	
Total Building Improvement SF	6,500	
Total Project Improvement SF	254,000	
Project FAR	0.156	
Comparable Commercial Properties (FAR)		
Trimble Crossing Shopping Center FAR	0.174	

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

B. Avoidance of Unmitigated Nuisance Conditions

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

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

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

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

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

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

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

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

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

C. Pollution Control

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

D. Maintenance of Existing Character

Durango Village Camp will bring this site and its two parcels into greater conformance with the Animas Valley and Dalton Ranch community character. The development is effectively rehabilitating a former industrial site. The gravel crushing and gravel pit operations on this property stand in stark contrast to the natural beauty and recent development of the area. Durango Village Camp will remedy this ugly juxtaposition by revegetating the property, increasing landscaping and buffering of the property. It will provide public river access to the Animas River to the entire Dalton Ranch community and make active transportation safer along County Road 252. The proposed use is a celebration of the outdoor lifestyle that defines the Animas Valley, and the Village Camp Resort will provide quiet and relaxing spaces for families to enjoy the area's natural beauty.

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

Finally, this development will change the existing character of the site in the same manner that other parcels are changing within a ¼ mile radius. The former forest service parcel was rezoned

as neighborhood commercial and then developed as a residential subdivision Dalton West. The parcel directly north of the site has been rezoned from industrial to general commercial and is being developed into a commercial outdoor storage area. The Durango Hot Springs continues to expand, and the connectivity between these developing areas is increasingly a concern among residents. The Durango Village Camp represents a steppingstone into making the Dalton Ranch community truly interconnected, in that it will help add active transportation infrastructure along County Road 252 to make the Animas River accessible to the community. It will provide public river access and trails to further enhance the residents' outdoor recreation options, including boating, rafting, paddleboarding, and fly fishing.

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

E. Adequate Provision of Services

Durango Village Camp will not have an adverse effect on the ability of local governments and quasi-governmental agencies to provide services to accommodate the development. The main agencies impacted are Animas Water Company and the Hermosa Sanitation District. Both of these agencies have provided will-serve letters for this development and indicated they have adequate capacity to serve the proposed development.

F. Natural Environment and Resources

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

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

Buffering and Landscaping

Durango Village Camp's location is significantly buffered from surrounding neighborhoods and residents. However, this development has also prepared a landscape and buffering plan that has been submitted as part of this application. Additional comments regarding the property's buffering are included below: The Animas Valley District Plan states in Policy 3.B1 that, "The County should ensure that non-residential developments are properly buffered from residential neighborhoods". Landscaping and buffering standards are also outlined in LUC 70-17, noise, and vibration standards in 70-21, while standards regarding RV Parks can be found in LUC 73-5.

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

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

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



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

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

Lighting

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

Natural Hazards and Sensitive Lands

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

Alignment with Adopted Plans

Durango Village Camp is in keeping with the Animas Valley District Plan, the Animas Valley Land Use Plan, and the La Plata County Land Use Development Code. The recently adopted District Plan makes it clear that, "In the case of non-residential development being proposed in the Animas Valley, it is desired that this development be in areas that are already zoned for non-residential uses and contain nonresidential uses¹". The property is currently zoned General Commercial, and historically industrial, which would not alter the balance between residential and non-residential zones as it currently exists throughout the Valley.

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

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

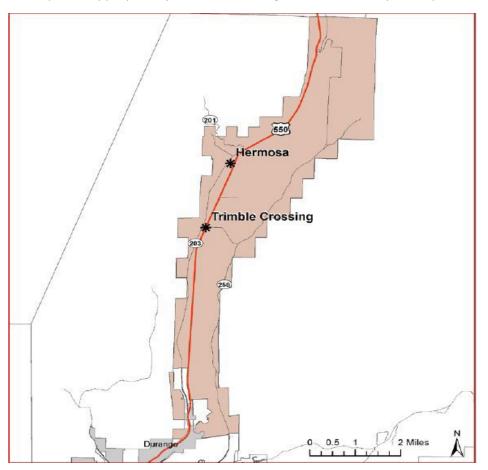
The Durango Village Camp most closely resembles an RV Park, which is allowed by special use permit in areas zoned General Commercial. The La Plata County Land Use code's RV Park definition matches the use being proposed by Durango Village Camp, and its use aligns with state regulations (6 CCR 1010-9).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

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

The subject parcels are located within the Trimble Crossing "Growth Hub". The 2017 La Plata County Comprehensive Plan located a series of "growth hubs" throughout the County based on the availability of infrastructure and the opportunity for future development. These hubs are meant to help preserve agricultural land and natural open space by concentrating development into areas where it is most

¹ Animas Valley District Plan, page 8

suitable, simultaneously limiting sprawl and its negative externalities. Trimble Crossing was identified as a growth hub in the 2017 Comprehensive Plan and is also cited within the Animas Valley District Plan as an area to focus non-residential and higher density development². Durango Village Camp would help fulfill both the Comprehensive and District Plans' goals of providing an opportunity for future development where it is most suitable. Nearby zones include high density planned unit development, neighborhood commercial, general commercial, and industrial. The northwest corner of the subject property is less than 1000-feet away from the nearest general commercial zone, making this type of development appropriately located according to La Plata County's Comprehensive Plan and Zoning.



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

Objective 3.B. of the Animas Valley District Plan states that "Development should not have negative impacts such as light, noise, visual disturbances, increased traffic and air pollution", adverse impacts that will not occur with the proposed Durango Village Camp development. The project has submitted Operations Plans and a Rulebook that specifically address nuisances and how to mitigate them. The

² Animas Valley District Plan, page 10

development and engineering of the site will also limit negative impacts. In addition, this development prepared a traffic impact study, wetland study, and wildlife study to evaluate its impacts on these areas. The study's found that there are no adverse impacts generated by this development.

Approval Criteria

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

Review of Historic Resources

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

Exhibit A - Wildfire Preparedness

Wildfire Preparedness Statement for Durango Village Camp:

Emergency Contact Information:

- Local Fire Department: DFPD 970-382-6000
- Emergency Services: 911
- Campground Management: [Phone Number TBD]

Evacuation Plan:

- **Evacuation Routes:** The Evacuation Route is for Campground guests to exit onto County Road 252 Northbound. They can then take County Road 252 to US Highway 550 for evacuation.
 - **DFPD is developing a live Evacuation Map that can be found here:** <u>TEST ONLY 9/5/24</u>
- Assembly Points: The Durango Village Camp Assembly Point is the Village Camp Welcome Center and Roundabout.

Fire Safety Measures:

- Campfire Guidelines:
 - Only use designated fire pits.
 - Never leave campfires unattended.
 - Extinguish campfires completely before leaving.
- Vehicle Safety:
 - Ensure your vehicle is well-maintained to prevent sparks.
 - Equipment Maintenance:
 - Regularly check and maintain your RV and any other equipment.

Defensible Space:

• Maintain a clear area around your RV by removing dry leaves, pine needles, and other flammable materials.

Communication Plan:

Stay informed about fire danger levels and any changes in conditions through: <u>News and</u>
<u>Notifications - Durango Fire & Rescue</u>

Prohibited Activities:

• No fireworks or other fire-related activities during high fire risk periods.

Exhibit B:

Alignment with 6 CCR 1010-9

This exhibit contains an additional narrative for the Durango Village Camp Project. This narrative specifically addresses how this project aligns with Colorado's Code of Regulations for Campgrounds and Recreation Areas. These regulations are contained in 6 CCR 1010-9 and provide "Standards and Regulations" for campgrounds. Durango Village Camp represents a modern campground and is therefore subject to these State regulations.

The narrative will address relevant subsections within these State Standards and Regulations below. The narrative references each relevant subsection and then explains how the Project aligns with the subsection:

3.0 General – The following general standards shall apply (to the Durango Village Camp Project):

- **3.1** The Project site plan provides "sufficient space" for camping activities, vehicles, sanitary facilities, and appurtenant equipment. The engineering plans submitted with this application also include a drainage plan so that the Project ensures "All areas shall be well drained".
- **3.2** FEMA's revised FIRM panel of the project area, (Panel 339 of 1225 in La Plata County, effective April 25, 2024) reveals that the Project is in an area of MINIMAL FLOOD HAZARD. A small portion of the Project, towards the parcel's southwest corner, does include some 500-year and 100-year floodplain designations (Zones X and AE). This area will be used for drainage and buffering. Overall, the Project is not located in "an area subject to periodic flooding".
- **3.3** The Project will maintain natural vegetation and ground cover throughout the site. This in turn will facilitate drainage, reduce dust, prevent erosion, and reduce fire hazards. A landscaping plan has been submitted as part of this application.
- **3.4** The Project has submitted a weed control plan as part of this application. This plan ensures that appropriate measures are taken to mitigate noxious weed growth on the site. Other hazards outlined in this section are also mitigated by this site plan's design.
- **3.5** The Project's Operation Plan and design make certain that public health hazards are mitigated, and that all refuse is placed in designated containers. Durango Village Camp will at a minimum provide six 8-yeard dumpsters or equivalent volume for refuse disposal, with service three times per week. The solid waste disposal and rules governing it can be found in the Camp's rulebook, page 8, Rule 23, parts A through E.
- **3.6** The Project includes a rulebook that limits bookings to "that number for which the physical facilities were designed". This includes RV stalls.
- **3.7** The Project's Operation Plan and design makes certain that all camping vehicles with plumbing fixtures abide by the regulations set forth in this subsection.
- **3.8** The Project's Operation Plan and design includes facilities that allow for "dishwashing, bathing, liquid waste material, and [proper disposal] of these wastes by approved means".

4.0 - Roads, Parking and Walks

• The Project has been designed and engineered to meet all the regulations outlined within this subsection. This includes designing: safe ingress and egress, safe vehicular circulation and

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parking throughout the site, appropriate parking at appropriate densities, roads that satisfy road width requirements, and safe multi-modal/active transportation facilities.

• All transportation design elements are contained in the submitted engineering plans and landscape plans.

5.0 – Campsites

- The Project has been designed and engineered to meet all the regulations outlined within this subsection. These include:
 - Campsites that are clearly marked and identified. The site plan details clearly mark RV Stall locations and signage will be applied appropriately according to the Project's Operations Plan.
 - All campsites adhere to set-back requirements and space requirements set forth in this subsection.
 - The Project's net density for campsites is ~9 per acre. This is less than 25 campsites per net acre allowed by State Regulations.
 - The Project's RV stalls all have clear and unobstructed access of not less than 10 feet in width to a conforming road.
 - All permanent structures are to be built by Durango Village Camp. No permanent or semi-permanent structures shall be erected by patrons of the Project.
 - The Project's Operation Plan dictates rules regarding the number of camping parties/camping vehicles allowed to occupy RV Stalls. These rules align with the State's regulations.
 - The Project is designed and engineered to align with the state's 3-foot lot line setbacks within "campsites", the public thoroughfare 25-foot setback, and the 10-foot setback from buildings, other camping vehicles or camping equipment in adjacent campsites.
 - \circ $\;$ The Project's density of picnic sites does not exceed an average of 40 per net acre.

6.0 – Water Supply

• The Project's water supply is designed and engineered to align with all State regulations outlined in this subsection. This Project will be served by central water services provided by the Animas Water Company.

7.0 – Sewage Disposal

• The Project's sewage disposal system is designed and engineered to align with all State regulations outlined in this subsection. This project will be served by a public sewer system, Hermosa Sanitation District.

8.0 – Sewage Collection

• The Project's sewer collection system is designed and engineered to align with all State regulations outlined in this subsection. The engineering plans submitted with this application detail sewer line width, location of manholes, sewer line grade, and other details required under this subsection. The collection system will connect to Hermosa Sanitation's public sewer system.

9.0 – Refuse Disposal

• The Project's Operation Plan and Design for Refuse Disposal aligns with all regulations listed under this subsection. Details about "Trash Collection" can be found within the Project Narrative and Operation Plan.

10.0 – Insect and Rodent Control

• The Project's Operation Plan and Design will ensure that these pest problems are mitigated and controlled.

11.0 – Fires, Cooking and Eating Facilities

• The Project's site plan details locations where open fires and outdoor cooking are permitted. The Operation Plan outlines the rules regarding Fires, Cooking and Eating Facilities. The Project's site Plan and Operation Plan meets the requirements outlined in this subsection. See page 10 or Fire Protection in the Project Narrative for more details.

12.0 – Sanitary Facilities

• The Project will be served by central water that is under pressure. The Project therefore provides sanitary facilities that align with the requirements of this subsection. The sanitary facilities can be located in the Project's site plan and engineering plans.

13.0 – Service Buildings

• The Project's service buildings are depicted in the site plan and engineering plans. These buildings are designed to align with all state requirements.

14.0 – Privies

• This subsection is not applicable to the Project. The Project represents a modern or developed campground as defined by State Standards.

15.0 – Safety

• The Project's Operations Plan outlines rules and regulations that satisfy the safety requirements under this subsection.

16.0 – Swimming Pools

• No swimming pools are proposed for this Project.

17.0 – Operational Responsibility

• The Project's Operation Plan and Design satisfies the requirements outlined by this subsection. The Project will have the appropriate operators for its systems and maintenance, and ensure that sewage is disposed correctly and according to state regulation. RV "hook-ups" are available at each RV Stall within the Project. The Project's Operation Plan and Rules and Regulations align with State Standards regarding Camping Parties.

18.0 – Marinas and Boat Launching Facilities

• The Project is proposing to donate land to a public entity for the purpose of constructing a nonmotorized boat ramp to the Animas River, however, no public entity has entertained this offer to date. The Project would not own or operate this boat launch. This section is not applicable to the Project.

19.0 – Unlawful Acts and Penalties

• The Project has been designed, engineered and its operations and rules drafted with these Unlawful Acts and Penalties in mind.