

**TOWN OF PALISADE, COLORADO
ORDINANCE NO. 2019-06**

**AN ORDINANCE OF THE TOWN OF PALISADE, COLORADO
AMENDING LAND DEVELOPMENT CODE SECTION 7.03
COMMERCIAL USE STANDARDS BY MODIFYING LIMITS ON THE
DURATION OF OCCUPANCY OF RECREATIONAL VEHICLE (RV)
PARK SPACES**

WHEREAS, pursuant to Section 31-23-305, C.R.S., the Board of Trustees may adopt, alter or amend zoning and regulations; and

WHEREAS, standards and requirements have been established in the Land Development Code for the use of Recreational Vehicle Parks in the Town of Palisade; and

WHEREAS, currently the code requires that no person shall occupy a Recreational Vehicle Park space for more than thirty (30) consecutive days without vacating the premise for a minimum of seven (7) consecutive days; and

WHEREAS, as per Section 4.01.C. of the Land Development Code, the general public may initiate an amendment to the text of the Land Development Code; and

WHEREAS, the owner of property at 985 North River Road has formally requested the amendment to modify language on limits to the duration of occupancy of recreational vehicle parks; and

WHEREAS, in accordance with Section 3.02 of the Land Development Code, and Section 31-23-306, C.R.S., on December 3, 2018 a public hearing was held before the Planning Commission to consider a recommendation of the amendment to the Land Development Code to the Board of Trustees as set forth herein, following public notice as required by law; and

WHEREAS, the Town's Planning Commission has recommended to the Board of Trustees that the amendment to the Land Development Code contained in this Ordinance be adopted; and

WHEREAS, in accordance with Section 3.02 of the Land Development Code, and Section 31-23-304, C.R.S., on December 11, 2018 a public hearing was held before the Board of Trustees to consider the amendment of the Land Development Code as set forth herein, following public notice as required by law; and

WHEREAS, the Board of Trustees finds and determines that the amendment to the Land Development Code, as contained herein, is necessary and designed for the purpose of promoting the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the Town of Palisade, and is consistent with the Town's Comprehensive Plan and the Town's other goals, policies and plans;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALISADE, COLORADO THAT:

Section 1. Section 7.03.N.2.o. of the Land Development Code is hereby amended as follows, with double underlined text added and ~~strike through language deleted~~:

Occupancy

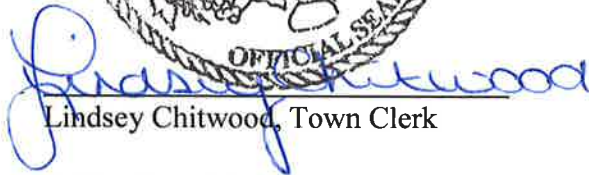
- ~~i. No person shall occupy or rent a space for more than thirty (30) consecutive days without vacating the premise for a minimum of seven (7) consecutive days.~~
- i. No recreational vehicle or tent shall be occupied as a permanent place of abode, dwelling, or business for indefinite periods of time. A person(s) occupying a recreational vehicle or tent for more than ninety (90) consecutive days shall be considered permanent occupancy in a recreational vehicle park, except as otherwise permitted by this section.
- ii. No more than twenty five percent (25%) of campsites in an RV park may allow extended stays of more than thirty (30) consecutive days. Extended stays are limited to no more than ninety (90) consecutive days during the months of April to September and to no more than one hundred fifty (150) consecutive days during the Months of October to March.
- iii. All spaces shall be vacated a minimum of fourteen (14) consecutive days between maximum stays.
- iv. The following requirements apply to all stays longer than thirty (30) consecutive days:
 - a. Execution of a formal Agreement of Services establishing a transient guest relationship that specifically cites it is not a landlord/tenant relationship or 'permanent living'.
 - b. The location may not be listed as an address on official documents.
 - c. No more than one passenger vehicle and one camping rig allowed at a campsite.
 - d. Rigs older than 15 years are not allowed (remodeled 'vintage' rigs may be approved upon inspection)
 - e. Limit of two (2) adults (maximum five-person immediate family)
 - f. No wood decks or add-on structures to the RV are allowed
 - g. No visible storage of personal items allowed. Exemptions may apply for daily use items (i.e. bicycles).
 - h. Any temporary skirting must be same color as the rig siding.
- v. The owner, manager and employed personnel are exempt from the extended stay regulations in this section.

ii. vi. It shall be the responsibility of the owner or manager of the RV Park to keep a current record of the names and addresses of the owners and/or occupants of each RV space, the make, model, year and license number of each RV and motor vehicle by which it is towed, the state territory or country issuing such licenses, and the arrival and departure dates of each occupant. This record must be made available for inspection to all appropriate agencies whose duties necessitate acquisition.

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED at a regular meeting of the Board of the Trustees of the Town of Palisade, Colorado, held on February 26, 2019.



ATTEST


Lindsey Chitwood, Town Clerk

Publication Date:

March 1, 2019

Trustee Nikolai introduced, read and moved the adoption of the ordinance titled,

**AN ORDINANCE OF THE TOWN OF PALISADE, COLORADO
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and upon adoption that it be published pursuant to law and recorded in the Book of Ordinances.

Trustee Somerville seconded the motion. On roll call, the following

Trustees voted "Aye":

Granat, Nikolai
L'Homme d'acier, Bonds

Sundermeier, Somerville

_____.

Trustees voted "Nay":

_____.

_____.



Palisade Board of Trustees

Regular Meeting

Item A under Public Hearing I

Meeting Date: February 26, 2019

Presented By: Ron Quarles, Community Development Director

Department: Community Development

Submitted By: Ron Quarles, Community Development Director

Information

SUBJECT:

Text Amendment to Palisade Land Development Code Section 7.03.N.2.o.i. modifying requirements for the length of occupancy for Recreational Vehicle (RV) Parks.

RECOMMENDATION:

If the Board decides to amend the Land Development Code, It may consider the adoption of Ordinance 2019-06 amending section 7.03 of the Commercial Use Standards of the Land Development Code by expanding the duration of occupancy of Recreational Vehicle (RV) Park Spaces. Three alternatives have been provided for the Board's consideration.

EXECUTIVE SUMMARY:

The amendment, as requested by the owner of the Palisade Basecamp RV Park Resort, modifies Section 7.03.N.2.0.i. of the Land Development Code to allow extended stays (more than 30 days) thorough CUP approval. The Planning Commission considered this request at its regular meeting of December 3, 2018. The Planning Commission voted 6-1 to support the application, with a minor change to ensure that

stay limits apply not only occupied but also rented spaces. The effect of the Planning Commission change was to prevent storage of unoccupied RVs in any space beyond the normal duration of a stay.

The request was heard by the Board of Trustees at its regular meeting of December 11, 2018. However, no action was taken at that meeting to allow for more discussion at a workshop session. The workshop was held by the Board of Trustees at its meeting of January 22, 2019. At that meeting, the applicant provided modifications to the original request establishing new standards for stays of between 30 and 90 days in a calendar year.

This report will provide options for the Board to address the applicant's request based on the workshop meeting and public input. Additional research is also provided in the report to illustrate how other jurisdictions regulate stays in RV Parks.

SUGGESTED MOTION:

I move to adopt / deny Ordinance 2019-06 entitled "An Ordinance of the Town of Palisade, Colorado Amending Land Development Code Section 7.03 Commercial Use Standards by Modifying Limits on the Duration of Occupancy of Recreational Vehicle (RV) Park Spaces."

BACKGROUND:

The owner of the Palisade Basecamp RV Resort is requesting the amendment to the Recreational Vehicle (RV) standards in the Land Development Code. Under current standards, no person shall occupy an RV space for more than 30 consecutive days without vacating the space for a minimum of seven consecutive days. The request would modify that language and permit the occupancy for more than the thirty days subject to specific use standards or subject to a Conditional Use Permit (CUP). Although the amendment is requested by the owner of the only private RV Park in the Town, the change would apply to any and all future RV Parks that develop in Palisade.

At the time the Palisade Basecamp RV Resort was developed, no specific use requirements were in the Land Development Code to guide future development of the private RV parks. RV parks were, however, allowed through conditional use permit approval in the Agriculture Forestry Transitional (AFT) District and "by right" in the Light Industrial (LI) District. This continues to be the standard. The Palisade Basecamp RV Resort was established in the Town in early 2017 in the AFT District under a conditional use permit approval. Because there were no specific use standards, Town Staff utilized the *Code of Colorado Regulations for Campgrounds and Recreation Areas (6CCR 1010-9)* published by the Secretary of State as part of the basis for review.

After the Basecamp was initiated, the Town of Palisade adopted an updated and revised Land Development Code (Ordinance 2017-28) in November of that same year. The new code included new minimum standards for RV Parks. The new standards applied to RV spacing, RV space sizes, surfacing, setbacks, sanitary facilities, disposal

facilities, utilities, refuse, landscaping, open space, fire safety protection, accessory structures, swimming pools and occupancy. The standard that is the basis for this current amendment request established limits on the duration of the occupancy of each RV space to no more than 30 consecutive days without vacating the space for a minimum of 7 days. The new standard was consistent with the duration of stay for guests at the Palisade Basecamp RV Resort. Specifically, the following condition was established for the resort as a part of the CUP approval:

Duration of stay for guests shall be no more than 30 days, consistent with the definition of lodging according to Section 6-52 of the Palisade Municipal Code. The park shall not be available for long term residential leases.

The owner of the Palisade Basecamp RV Resort is now seeking to expand the use of the park for extended stays. The applicant was advised that no changes to the CUP could be requested in conflict with the new minimum standards established in the Land Development Code. As a result, the owner is requesting that the specific section of the Land Development Code be modified to allow for the duration of stays for some of the spaces to exceed 30 days. Since the original request was made, the applicant has provided more specific language to establish parameters for all RV parks, regardless of the CUP. If the amendment is approved by the Board of Trustees, the owner will then come back to the Board of Trustees for a request to modify the conditions of approval to permit extended stay occupancy in the Palisade Basecamp RV Resort.

COMPARISON WITH OTHER JURISDICTIONS:

The following summary of other jurisdictions is provided in this report only for informational and illustrative purposes. The Board has expressed its desire that any standards adopted for the Town of Palisade should reflect the distinct needs of the Town of Palisade. The Basecamp resort has benefited the Town by offering a notable facility, distinct from the other parks in the Grand Valley.

Staff looked at existing ordinances in effect for several jurisdictions primarily along the Interstate 70 corridor between Eagle to the east and Fruita to the west. The one finding that is clear to staff is that although some jurisdictions may have similar standards with other jurisdictions, regulations, nevertheless, vary significantly. The following chart, on the next pages, identifies the standards for RV Park stays, recognizing that there may be other specific regulations through the development review and conditional use permit process that are not reflected.

Generally, standards for RV park stays range between six months or longer to no more than 14 days. Those jurisdictions that allow six month stays include Eagle County, the Town of Eagle, and the Cities of Grand Junction and Fruita. At the same time, in Eagle County, the six-month stay is permitted for only RV parks that are five acres in size or greater. Parks that are less than five acres are limited to stays of no more than fourteen consecutive days. As a comparison, the Palisade Base Camp Resort includes a total area of approximately 14 acres.

While Eagle County may set a shorter stay than the six-month period, through the development review process, the Cities of Grand Junction and Fruita have allowances to exceed the six months. In fact, the City of Fruita permits twenty-five percent of the spaces in the park to exceed the six-month limit.

The City of Rifle’s regulations establish limits on stays to no more than sixty days in a calendar year, while Mesa County limits stays to an average of 30 days. According to Mesa County some of the stays in the parks may exceed the 30-day limit, if the average stay for all spaces is no more than 30 days. Finally, the Town of Gypsum is the only other jurisdiction that is similar to Palisade with stays limited to no more than 30 days “for recreational or vacation purposes.” The remainder of Towns did not have specific language to limit the maximum stays, although limits may be required through the development review or conditional use process.

RV Occupancy Regulations - Other Jurisdictions:	
Eagle County	<ul style="list-style-type: none"> • Major Recreation Vehicle Park – 5 acres or greater No RV shall remain in any RV Park for more than six months in any 12 month period. A shorter occupancy period may be set as a condition of the development permit. • Minor Recreation Vehicle Park – 1 to 5 acres Permit individual recreational vehicles to remain in the Minor Recreation Vehicle Park no more than 14 consecutive nights.
Town of Eagle	No recreational vehicle shall remain in any RV park for more than six months in any 12-month period . A shorter occupancy period may be set as a condition of the development permit.
Town of Gypsum	Recreational vehicle park means a parcel of land specifically developed for locating recreational vehicles, travel trailers, mounted camper units, motor homes, tiny houses, and camping trailers and may also include tents erected for periods not exceeding 30 days for recreational or vacation purposes .
Garfield County	Campground/RV Park . A land parcel in single ownership that has been developed for occupancy by guest-owned tents and Recreational Vehicles (RVs) on a temporary basis for recreational purposes. (no specific limits)
Town of Carbondale	Campground and RV Park An outdoor facility designed for overnight accommodation of human beings in tents, motorized vehicles, rustic cabins and shelters, or trailers for recreation, education, naturalist, or vacation purposes. (no specific limits)

RV Occupancy Regulations - Other Jurisdictions: (continued)

City of Glenwood Springs

Park Models are a **trailer-type recreational vehicle** designed to provide temporary accommodation for recreation, camping, or seasonal use. Park models are not intended to be permanently affixed to the property as a residence. Recreational vehicle spaces for park models **shall not exceed thirty-five (35) percent of the total number of recreational vehicle spaces in the park.** Under no circumstances shall park models be used as permanent residences within a recreational vehicle park. **(no specific limits)**

Town of Silt

Recreational vehicles, either dependent or independent, and including truck-mounted campers, camper shells and toppers shall not be used as residences unless such vehicles are utilized within a legally established recreational vehicle park or *campground* designed and designated for the temporary placement of recreational vehicles. **(no specific limits determined by staff)**

City of Rifle

Campsite occupancy standards. Campsite occupancy records shall be maintained and available for review by City officials upon request. Campsite occupancy by a single camping party or by a specific recreational vehicle/travel trailer shall be subject to the following maximum occupancy limitations per calendar year:

Recreational vehicle/travel trailers campsite occupancy **shall be limited to sixty (60) days.** Each recreational vehicle/travel trailer shall display a current license plate.

Mesa County

Lodging is the provision of rooms and temporary accommodations to individuals for a short term, typically with an average length stay of **less than thirty (30) days.** Examples include hotels, motels, bed & breakfasts, resorts, cabins, lodges, **campgrounds**, camps and **recreational vehicle parks.**

Campgrounds shall be used as temporary lodging, typically with an **average length stay of thirty (30) days.**

City of Grand Junction

No person shall stay in any campground **more than 180 days per calendar year.** The Director on an individual basis may grant an extension for each user for an additional 90-day period. An extension shall be requested, in writing, by the owner or manager of the campground.

Town of DeBeque

Campground & RV Park – Limited Stay **(no specific limits)**

RV Occupancy Regulations - Other Jurisdictions: (continued)

City of Fruita

No recreational vehicle or tent shall be used as a permanent place of abode, dwelling or business or for indefinite periods of time. Continuous **occupancy extending beyond one hundred and eighty (180) days in a calendar year** shall be presumed to be permanent occupancy; however, **twenty-five percent (25%) of the recreational vehicle spaces in a recreational vehicle park may be occupied as a recreational vehicle residence for more than six (6) months in a calendar year.**

Town of Collbran

Campground & RV Park – Limited Stay (no specific limits)

PRIVATE RV PARKS / CAMPGROUNDS IN THE GRAND VALLEY:

The following table provides a general inventory of the existing private RV Parks in Mesa County. A total of eight RV parks are identified in the inventory in Fruita, Grand Junction, Palisade and Mesa County. Except for the Palisade Basecamp Resort, all parks allow for stays in excess of 30 days. In at least one of the parks (Mobile City RV & Home) manufactured homes spaces are designated as a part of the park.

Inventory of Existing RV Parks in the Grand Valley					
Park Name	Location	Address	Number of RV Spaces*	Open all Year	Extended Stay
1. Monument RV Park	Fruita	607 HWY 340	93	Y	allows some spaces more than 30 days (up to management)
2. Junction West RV Park	Grand Junction	793 22 Road	66	Y	allows extended stays (mainly off season)
3. Moondance RV and Campground	Mesa County	774 23 Road	27	Y	allows for monthly rates (more than 30 days)
4. Mobile City RV & Home Park	Grand Junction	2322 HWY 6 & 50	42	Y	monthly rates available
5. Grand Junction KOA Holiday	Grand Junction	2819 HWY 50	82	Y	allows extended stay as per GJ Ordinance
6. RV Ranch at Grand Junction	Mesa County	3283 Bus. I-70	137	Y	allows more than 30 days
7. Palisade Basecamp RV Park	Palisade	985 N. River Road	55	Y	limited to 30 days by CUP
8. Grand Mesa RV Park	Mesa County	11674 HWY 65	23	Y	allows for RVs models 2000 or newer

*Tent spaces not included



1.



Monument RV Park - Fruita



2.



Junction West RV Park - GJ



3.



Moondance RV – Mesa County

4.



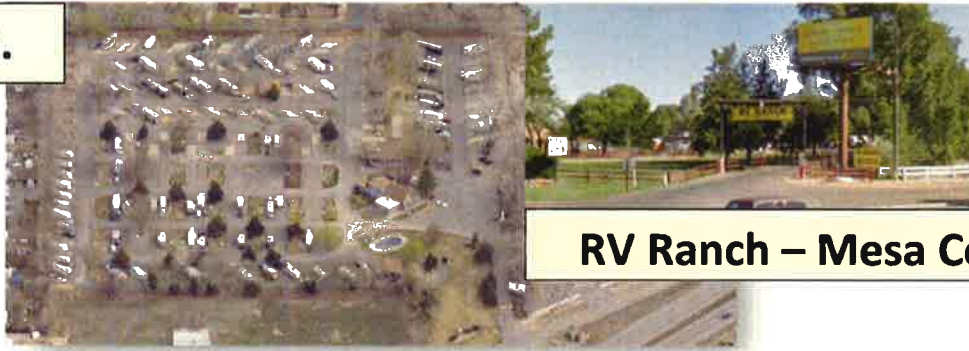
Mobile City RV & Home Park – GJ

5.



Grand Junction Holiday KOA – GJ

6.



RV Ranch – Mesa County

7.



Palisade Basecamp RV

8.



Grand Mesa RV – Mesa County

TEXT AMENDMENT ALTERNATIVES:

If the Board of Trustees decides to modify the language of the Land Development Code, it can consider the language as per the recommendation of the Planning Commission or consider other alternatives. Staff is proposing three alternatives: Alternative 1 - the original recommendation of the Planning Commission; Alternative 2 - changes proposed by the applicant for extended stay requirements separate from CUP; and Alternative 3 – further modifications that ensure maximum stays are not exceeded between calendar years (during the winter months).

ALTERNATIVE 1 (PLANNING COMMISSION RECOMMENDATION): As stated previously, the Planning Commission voted to support the applicant’s original request with a minor change to ensure that maximum stays apply to not just occupied spaces, but also rented spaces. The new language requires that the 30-day maximum stay continues to apply to any RV Park. However, with the change, if the owner/operator of the park desires to include spaces for extended stays, that request could be made through Conditional Use Permit approval. If the Board grants the amendment to reflect this change, the owner of the Palisade Basecamp RV Resort would need to formally apply for an amendment to the approved CUP to allow for extended stays based on the parameters and conditions of the approval. In other words, the merit of the request and the conditions for approval would be considered at the time the CUP is granted through the public hearing process. The Board would have the opportunity to place limits on the number of extended stay spaces in the park and other more specific criteria.

Below is a summary of the change according to Alternative 1:

ALTERNATIVE 1:

Current language: i. No person shall occupy a space for more than thirty (30) consecutive days without vacating the premise for a minimum of seven (7) consecutive days.

Strike Troughs (deletions) Double Underlines (additions): i. No person shall occupy or rent a space for more than thirty (30) consecutive days without vacating the premise for a minimum of seven (7) consecutive days- unless otherwise approved by Conditional Use Permit (CUP).

Final Language: i. No person shall occupy or rent a space for more than thirty (30) consecutive days without vacating the premise for a minimum of seven (7) consecutive days unless otherwise approved by Conditional Use Permit (CUP).

ALTERNATIVE 2: APPLICANT’S MODIFICATIONS

The second alternative is language that was provided to the Board of Trustees by the applicant at the January 22 workshop. The modified language establishes specific standards for all RV Parks if extended stays are permitted. In summary it allows any RV park in the Town to allow, at the most, 25 percent of the spaces in the park for extended stays of more than 30 days and up to 90 days (three months) per calendar year. Additionally, the extended stays must meet specific standards that relate to management by the park owner/operator and the physical appearance of each space. If the Board of Trustees approves Alternative 2 the language that would likely be a part of the CUP approval would instead be specific use standards that would apply to all RV Parks. If this change is approved the owner of the Palisade Basecamp RV would still need to formally request an amendment to the current CUP to remove language that currently limits all stays to 30 days.

Below is a summary of the change according to Alternative 2:

ALTERNATIVE 2:

Current language: i.No person shall occupy a space for more than thirty (30) consecutive days without vacating the premise for a minimum of seven (7) consecutive days.

Strike Troughs (deletions): i. ~~No person shall occupy a space for more than thirty (30) consecutive days without vacating the premise for a minimum of seven (7) consecutive days.~~

Final Language:

- i. No recreational vehicle or tent shall be occupied as a permanent place of abode, dwelling, or business for indefinite periods of time. A person(s) occupying a recreational vehicle or tent for more than ninety (90) consecutive days in a calendar year shall be considered permanent occupancy in a recreational vehicle park.
- ii. No more than twenty five percent (25%) of campsites in an RV park may allow stays of more than thirty (30) consecutive days per calendar year, and in no case shall stays longer than ninety (90) consecutive days per calendar year be allowed.
- iii. The following requirements apply to all stays longer than thirty (30) consecutive days:
 - a. Execution of a formal Agreement of Services establishing a transient guest relationship that specifically cites it is not a landlord/tenant relationship or 'permanent living'.
 - b. The location may not be listed as an address on official documents.
 - c. No more than one passenger vehicle and one camping rig allowed at a campsite.
 - d. Rigs older than 15 years are not allowed (remodeled 'vintage' rigs may be approved upon inspection)
 - e. Limit of 2 adults (maximum 5 person immediate family)
 - f. No wood decks or add-on structures to the RV are allowed
 - g. No visible storage of personal items allowed. Exemptions may apply for daily use items (i.e. bicycles).
 - h. Any temporary skirting must be same color as the rig siding.
- iv. The owner, manager and employed personnel are exempt from the extended stay regulations in this section.

ALTERNATIVE 3: APPLICANT'S MODIFICATIONS WITH STAFF CHANGES:

Finally, the third alternative includes the language that was provided by the applicant with some changes by staff based on the discussion of the Board of Trustees at the January 22 workshop. Concern was raised that there were no provisions to limit continuous stays in excess of 30 days or 90 days between calendar years. In other words, stays could extend from October, November, and December (90 days in one calendar year) into January, February and March (90 days in the subsequent calendar year). Under this same scenario, the maximum stay for 75 percent of the RVs could extend to 60 days rather than the 30-day maximum. The language has been modified as follows by staff to require the site be vacated at least 7-days between occupancy in the event an RV is located in a space beyond the maximum number of days in two calendar years. Additionally, language has been added to prevent the number of consecutive days to exceed 30 or 90 days during the winter months.

A person(s) occupying a recreational vehicle or tent for more than ninety (90) consecutive days in a calendar year shall be considered permanent occupancy in a recreational vehicle park. A stay of more than ninety (90) consecutive days that extends between two calendar years, shall also be considered permanent occupancy.

No more than twenty five percent (25%) of campsites in an RV park may allow stays of more than thirty (30) consecutive days, per calendar year, and in no case shall stays longer than ninety (90) consecutive days per calendar year be allowed In the event the thirty (30) consecutive days or ninety (90) consecutive days terminate at the end of a calendar year, the space shall not be occupied by that same guest for another thirty (30) or ninety (90) consecutive days in the subsequent calendar year unless the space is vacated by that same guest for a period of at least seven consecutive days. In no event shall a space be occupied by a guest for more than thirty (30) consecutive days or ninety (90) consecutive days, regardless of calendar year, without that guest vacating the space for a minimum of seven (7) consecutive days.

As is the case with alternative 2, If this change is approved the owner of the Palisade Basecamp RV would still need to formally request an amendment to the current CUP to remove language that currently limits all stays to 30 days.

Below is a summary of the change according to Alternative 3:

ALTERNATIVE 3:

Current language: i.No person shall occupy a space for more than thirty (30) consecutive days without vacating the premise for a minimum of seven (7) consecutive days.

Strike Troughs (deletions): ~~i. No person shall occupy a space for more than thirty (30) consecutive days without vacating the premise for a minimum of seven (7) consecutive days.~~

Final Language:

- i. No recreational vehicle or tent shall be occupied as a permanent place of abode, dwelling, or business for indefinite periods of time. A person(s) occupying a recreational vehicle or tent for more than ninety (90) consecutive days, shall be considered permanent occupancy in a recreational vehicle park. A stay of more than ninety (90) consecutive days that extends between two calendar years, shall also be considered permanent occupancy.
- ii. No more than twenty five percent (25%) of campsites in an RV park may allow stays of more than thirty (30) consecutive days regardless of calendar year, and in no case shall stays longer than ninety (90) consecutive days be allowed. In the event the thirty (30) consecutive days or ninety (90) consecutive days terminate at the end of a calendar year, the space shall not be occupied by that same guest for another thirty (30) or ninety (90) consecutive days in the subsequent calendar year unless the space is vacated that same guest for a period of at least seven consecutive days. In no event shall a space be occupied by a guest for more than thirty (30) consecutive days or ninety (90) consecutive days, regardless of calendar year, without that guest vacating the space for a minimum of seven (7) consecutive days.
- iii. The following requirements apply to all stays longer than thirty (30) consecutive days:
 - a. Execution of a formal Agreement of Services establishing a transient guest relationship that specifically cites it is not a landlord/tenant relationship or 'permanent living'.
 - b. The location may not be listed as an address on official documents.
 - c. No more than one passenger vehicle and one camping rig allowed at a campsite.
 - d. Rigs older than 15 years are not allowed (remodeled 'vintage' rigs may be approved upon inspection)
 - e. Limit of 2 adults (maximum 5 person immediate family)
 - f. No wood decks or add-on structures to the RV are allowed
 - g. No visible storage of personal items allowed. Exemptions may apply for daily use items (i.e. bicycles).
 - h. Any temporary skirting must be same color as the rig siding.
- iv. The owner, manager and employed personnel are exempt from the extended stay regulations in this section.

APPROVAL CRITERIA:

(Section 4.01E of the Palisade Land Development Code)

A. In evaluating any proposed amendment of the text of the Land Development Code, the Planning Commission and the Town Board shall consider the following:

1. The extent to which the proposed text amendment is consistent with the remainder of the LDC, including, specifically, any purpose and intent statements; *The Land Development Code identifies the intent of the RV Park standards as follows:*

“This section is intended to provide commercial rental parking spaces and sites for recreational vehicles (RVs), including motor homes, travel trailers, pick-up campers and tent trailers; to provide goods and services customarily needed by occupants of the park; and to assure reasonable standards for the development of facilities for the occupancy of recreational vehicles on a temporary basis...”

The proposed amendment does not necessarily conflict with the intent of the standards but adds some flexibility and options for RV parks that intend to serve extended stay guests. The applicant argues that the limits are inconsistent with standards in the neighboring communities and result in unfair disadvantages for RV parks that locate in Palisade. However, the original approval for the Basecamp Resort and the subsequent addition to the Land Development Code were not necessarily based on consistency with the neighboring RV parks but were intended to accommodate the tourism/vacation-based economy of Palisade.

2. The amendment must not adversely affect the public health, safety or general welfare;

The changes, as proposed, are not anticipated to severely impact the general welfare of the public. Any extended stays in RV parks would be regulated by the proposed language or through the conditional use permit process. The CUP process is designed to mitigate potential impacts to surrounding properties and to minimize any negative impacts to the community. In other words, uses under conditional use approval are subject to compliance enforcement. Under Alternative 1, the requested amendment would still require a maximum of 30 days for occupancy for each space unless applications demonstrate through the CUP process that safeguards are in place. Under Alternatives 2 and 3, minimum standards would limit the number of extended stays, in addition to any conditions of the CUP. The 30-day maximum would be required for most spaces (75%) and conditions would be required for all parks to address management of the park

and the physical appearance of the spaces. The maximum stay would be 90 days. The only distinction between the two alternatives is that alternative 3 removes opportunities to exceed the 30-day and 90-day maximums between calendar years.

The amendments could result in some negative impacts on the revenues that are generated through the Town's Occupation Lodging Tax. Under Section 6-52 of the Town of Palisade Municipal Code, lodging "shall mean hotel rooms, motel rooms, lodging rooms, motor hotel rooms, recreational vehicle park or resort spaces, campground spaces or other similar accommodations that are rented to persons for a period of less than one (1) month or thirty-one (31) consecutive days, whichever is less, but shall not include rentals under a written agreement for occupancy for a period of at least one (1) month or thirty-one (31) days." Revenues that would otherwise be generated (\$2.00 per occupied space per day) would not apply to the extended stay spaces. On the other hand, the applicant argues that if the extended stay is not an option, the RV Parks may close during the winter months. If that is the case, no revenues would be generated during that period, and the impacts on revenues may be even more severe than if the park remained open with the extended stay options.

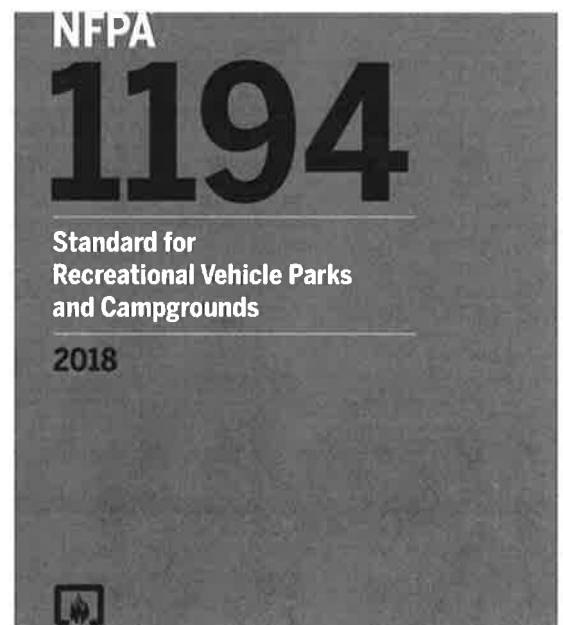
3. The amendment is necessary because of changed or changing social values, new planning concepts or other social or economic conditions in the areas affected;

According to the NFPA standards, extended stay options are typically provided to seasonal RVers who move to cooler or warmer climates; temporary transfers waiting for construction of permanent housing; individuals who move frequently for employment; or individuals who have selected RVs as a housing alternative for an extended period.

As stated above, the applicant indicates that options afforded by this amendment are necessary in order to keep the parks open during the winter months. However, the change will likely expand the use of the RV parks beyond the anticipated tourist travelers and towards longer term housing arrangements. This change should be carefully considered with the decision to expand the duration of occupancy.

4. Whether or not the proposed text amendment revises the LDC to comply with state or federal statutes or case law; and

The applicant argues that the limits are inconsistent with the National Fire Protection Association (NFPA) Standards for Recreational Vehicle Parks and Campgrounds (1194). The NFPA standards do define the different types of parks, including extended stay parks. However, the current limits are not in conflict with the



national standards, but instead reflect the type of park for short duration stays that are also identified in the standards. Maintaining the current standards would not conflict with either the NFPA standards or the Code of Colorado Regulations. As demonstrated by a survey of other communities, limits on stays vary significantly. Any of the alternatives would not be inconsistent with either the NFPA or the Code of Colorado Regulations.

5. Whether or not the proposed text is found to be consistent with the Town's adopted comprehensive plan.

The RV Park standards were established in the 2017 Land Development Code to implement specific goals of the Town's Comprehensive Plan to attract new businesses; to improve promotion of Palisade; and to provide incentives to encourage new lodging businesses. The amendment would provide some additional options that are not available to the RV parks, especially during the off-season winter months. However, the change may also result in expanding the use of the RV Parks beyond the anticipated recreational/vacationing/tourist travelers.

PLANNING COMMISSION ACTION:

The Planning Commission reviewed the amendment to the Land Development Code at a public hearing held on December 3, 2018. By a vote of 6 to 1, Commissioners recommended the amendment as originally requested by the applicant, with the addition of wording to ensure that RV spaces are not used for storage of un-occupied RVs beyond the duration of a normal stay. One person spoke in favor the request. A representative of the Colorado Campground and Lodging Owners Association (CCLOA) provided a letter to the members and discussed the merits of the amendment. Finally, Planning Commissioners also discussed an email letter in opposition to the change from a property owner along North River Road. Although the applicant offered some revised language at the hearing, (see attachment) the Planning Commissioners supported the request as originally submitted by the applicant, with the one change previously discussed.

Attachments

Letter of Request – Keith Ehlers, Palisade Basecamp RV Resort
Section 7.03N –Recreational Vehicle Parks
Review Comments – Greg Moberg, Mesa County
Letter – Colorado Campground and Lodgin Owners Association (CCLOA)
Email Letter – Stephanie Rocco, 3819 N. River Road
Email Letter – Keith Ehlers Update consideration
Petition of Support for Alternative 2 submitted by Keith Ehlers by email 2/19/19
Ordinance 2019-06 (3 alternatives)

Letter of Intent to Request:
Land Development Code Amendment

The applicant, Palisade Basecamp RV Resort LLC, hereby requests consideration by the Town of Palisade to amend code section 7.03.M.2.o.i regarding length of occupancy at a Recreational Vehicle Park.

The language that changed during a recent code update is inconsistent with regulations for RV parks in neighboring communities, the nationally recognized RV Park Standards of the NFPA 1194, and Town of Palisade regulations for other lodging such as hotel/motel. The inconsistency of the new language puts select businesses, including Palisade Basecamp RV Resort, at an unfair disadvantage resulting in undue hardship on private business, and economic development opportunities for the Palisade community being passed to other towns instead of being captured by Palisade. The primary element in the current language compelling an amendment request is the 'one size fits all' approach to the length of stay at an RV Park. In its current form the language would not allow negotiations at the Conditional Use Permit (CUP) stage of the process to reflect project specific attributes or consider evolving market conditions as they are realized by each unique project. It is believed this issue can be resolved with minimal amendment to the existing code by simply adding language that allows flexibility to the length of stay limitations during a CUP or CUP Amendment process. This approach is supported by feedback from the Town of Palisade Chamber of Commerce, Town of Palisade Staff, national RV industry representatives, code managers of nearby municipalities, and campground owners throughout the State of Colorado where this issue is exacerbated by the seasonal nature of our locale.

The proposed amendment is further supported by relative sections of the existing code. For example, the land use chart currently indicates an RV Park/Campground (which is classified as Outdoor Recreation) will require a CUP in all eligible zones, except Light Industrial (LI) where it is a 'Permitted Use'. However, the recently updated code added a requirement that all RV Park/Campgrounds must be a minimum of 7 acres in size, so that makes any development in an LI zone improbable considering there are not any instances of contiguous 7 acres zoned LI in the Town of Palisade (in fact, there is only 5.3 total acres zoned LI). Therefore, the Land Development Code essentially requires a CUP process for all RV Park/Campground applications. The CUP is an appropriate process to determine the conditions for uses are allowed for a specific project, including length of stay.

It is not the intent of this application to amend the code solely for the benefit the Palisade Basecamp RV Resort. This code amendment would apply to all applications for RV Park/Campgrounds, but would be specific to RV Park/Campgrounds uses. The intent is to provide Town administrators, and private business, a process that allows consideration of applications within a unique industry on a project specific basis, along with the unique market conditions associated with the evolving visitation trends to Palisade within our heavily promoted outdoor recreation economy. If approved, any application for RV Park/Campgrounds would have the opportunity to address specific concerns about length of stay through proposed criteria during the required CUP or CUP Amendment process. Palisade Basecamp intends to follow an approval of this code amendment with a CUP Amendment application that will include specific criteria to allow stays longer than 30 days without compromising the goals and intentions to avoid permanent living or 'man-camp' scenarios. Examples of criteria that could be included for consideration at the CUP process could be to limit the number of sites within a campground eligible for extended stay to 30% of the total sites available, and/or replicate the City of Grand Junction regulations that limit stays with the following language: *"No person shall stay in any campground more than 180 days per calendar year. The Director on an individual basis may grant an extension for each user for an additional 90-day period."*

The existing Palisade Land Development Code section 7.03.M.2.o.i reads as follows with the proposed amendment language added in bold italics:

No person shall occupy a space for more than thirty (30) consecutive days without vacating the premise for a minimum of seven (7) consecutive days, ***unless otherwise approved by Conditional Use Permit (CUP).***

The basis for a Land Development Code amendment is established by the following criteria as set forth in Section 4.01.E:

1. The extent to which the proposed text amendment is consistent with the remainder of the LDC, including, specifically, any purpose and intent statements;
This criteria is met. The proposed amendment promotes the intent and purpose stated in LDC sections:
 - 1.01.D.1.b Maintain property values by stabilizing expectations and ensuring predictability in development;
 - 1.01.D.1.e Encourage quality commercial development and revitalization;
 - 1.01.D.1.g Balance the protection of community and neighborhood resources with the need to promote economic development and protect individual property rights;
 - 1.01.D.1.h Maintain opportunities for development and redevelopment to respond to changes in the marketplace, while respecting the character of surrounding areas; and
 - 1.01.D.1.i. Establish a process that effectively and fairly applies the regulations and standards of this LDC and respects the rights of property owners and the interests of citizens.
2. The amendment must not adversely affect the public health, safety or general welfare;
This criteria is met.
3. The amendment is necessary because of changed or changing social values, new planning concepts or other social or economic conditions in the areas affected;
This criteria is met. The socially conscious industry of outdoor recreation is constantly evolving to fit in with changing social values in small towns like Palisade and encouraging new planning concepts, especially for RV Park/Campground, to accommodate the changing manner of how and when visitors choose to travel. Additionally, the economic conditions for businesses in and around Palisade have consistently generated feedback about the need for vitality and economic activity, particularly in the off-season, and this code amendment would allow consideration of methods and criteria to accommodate those who wish to be here during those times.
4. The proposed text amendment revises the LDC to comply with state or federal statutes or case law; or
This criteria is met. Upon approval of the proposed amendment the LDC would become consistent with regulations for RV parks in neighboring communities, the nationally recognized RV Park Standards of the NFPA 1194, and it would create a fair and equitable regulatory approach for all lodging within Palisade.
5. The proposed text is found to be consistent with the Town's adopted comprehensive plan.
This criteria is met. There is no change or impact to the Town's adopted comprehensive plan.

Thank you for your consideration to approve this proposed amendment. Please contact me at any time for further discussion or questions.

Respectfully,



Keith Ehlers – Palisade Basecamp RV Resort

7.03 N. Recreational Vehicle Parks.

1. Intent

This section is intended to provide commercial rental parking spaces and sites for recreational vehicles (RVs), including motor homes, travel trailers, pick-up campers and tent trailers; to provide goods and services customarily needed by occupants of the park; and to assure reasonable standards for the development of facilities for the occupancy of recreational vehicles on a temporary basis subject to the following standards:

2. Design Standards

a. Minimum park area

The minimum size of an RV park shall be seven (7) acres.

b. Rental space size and surfacing

A minimum of eighty percent (80%) of all spaces shall be equipped with a surfaced area of not less than ten (10) feet by forty (40) feet, consisting of gravel, asphalt or concrete. Where gravel surfacing is used, the design of the gravel pad shall be designed to maintain proper drainage and minimize dust. All other spaces shall be equipped with a surfaced area of not less than ten (10) feet by twenty-five (25) feet, consisting of gravel, asphalt or concrete.

c. Setback requirements

Each rental space shall meet the following setback requirements:

- i. RV spaces shall maintain a minimum front, side and rear yard setback of fifteen (15) feet;*
- ii. There shall be a minimum distance of fifteen (15) feet provided between RV units parked side by side;*
- iii. There shall be a minimum distance of ten (10) feet between RV units parked end to end;*
- iv. There shall be a minimum distance of twenty (20) feet between any RV space and any building.*

d. Roadways and parking areas

- i. All interior roadways and parking areas shall be designed to provide safe and convenient access to all spaces and to facilities for common use by park occupants, and shall be constructed and maintained to allow free movement of emergency and service vehicles at all times, and shall be graded to drain and surfaced with gravel, asphalt or concrete.*
- ii. Parking shall only be allowed in designated areas only. No parking shall be allowed on interior roadways.*
- iii. All roadways, parking areas and walkways within the park shall be adequately lighted at night, to provide safe access.*

e. Sanitary facilities

Every RV park shall be provided with one or more service buildings equipped with flush toilets, lavatories, showers and laundry facilities meeting minimum state Health Department standards. Such facilities shall be conveniently located at a distance of not more than three hundred (300) feet from any RV served. All such facilities shall be adequately lighted at all times of the day and night and shall be well ventilated.

f. Sanitary disposal stations

Every RV park shall contain at least one sanitary disposal station for the sole purpose of removing and disposing of wastes from holding tanks in a clean, efficient and convenient manner.

- i. Each station shall have a concrete slab a minimum of three (3) feet by (3) three feet, with six (6) inch walls, four (4) inches thick with proper reinforcement steel, troweled to a smooth finish, and sloped from each side inward to a sewer inlet.*
- ii. The sewer inlet shall consist of a four-inch self-closing, foot-operated hatch with a tight-fitting cover. The inlet shall discharge into an approve sewer system.*
- iii. The disposal hatch of sanitary station units shall be connected to the sewage disposal system. Related facilities required to wash holding tanks and the general area of the sanitary station shall be connected to the RV park water supply system.*
- iv. Each sanitary station shall have a sign posted stating "Danger—Not to be used for drinking or domestic purposes."*
- v. Sanitary stations shall be approved by the state Department of Health.*

g. Utilities

All utilities shall be placed underground. A minimum of eighty percent (80%) of all spaces shall contain hookups for water, sewer and electricity.

- i. The water supply system shall be designed, constructed and maintained in compliance with the state Health Department standards and applicable Town standards.
 - ii. Each space, with sewer hookup, shall be equipped with a sewer riser pipe at least four (4) inches inside diameter with screw or clamp-type fitting. Sewer hookup shall be capped with a watertight cap or plug when not in use. Sanitary sewage systems shall be installed in compliance with the state Health Department standards and applicable Town standards.
 - iii. Each space with electrical hookup shall be equipped with an electrical outlet supplying at least 110 volts, or 110/220 volts, installed in accordance with applicable state electrical codes.
- h. Refuse disposal
The storage, collection and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents or other nuisance conditions in centralized storage facilities. All refused disposal areas shall be screened with landscaping and protective fencing.
- i. Landscaping
A landscape plan shall be required for all RV parks meeting the applicable standards of Section 10.03 and designed to perform the following functions:
 - i. Provide an attractive entrance and street frontage;
 - ii. Provide dust and erosion control; and
 - iii. Provide a neat, attractive and aesthetically pleasing appearance.
 - j. Buffer
The RV park shall be screened from adjacent properties by a Class C buffer (see Section 10.03.D.) along all project boundaries.
 - k. Open space
Open space for common areas, playgrounds and other recreational uses shall be provided at the rate of at least ten percent (10%) of the gross area of the RV park, and shall be of sufficient size and distribution as to be a functional part of the entire development plan. Open space shall not include any area designated as a roadway, RV rental space, storage area, swimming pool, yard area surrounding the caretakers or manager's residence, or any area required as a buffer as set forth in Section 10.03.D. of this LDC.
 - l. Fire Protection
 - i. Fire hydrants shall be installed throughout all RV parks in accordance with the specifications of the Town of Palisade Fire Department. There shall be one hydrant at the entrance to the development, and additional hydrants at a distance not to exceed three hundred (300) feet between hydrants. All buildings within the RV park shall be equipped with fire extinguishing equipment in good working order of such type, size and number as prescribed by the Fire Department.
 - ii. If the sale of LP is provided on-site, location of the LP sales facility must meet all standards and regulations required by the Fire Department.
 - m. Storage Sheds
No storage sheds shall be allowed within or adjacent to an RV rental space.
 - n. Tents
 - i. Tent rental spaces
 - (a) Tent rental spaces shall be permitted at a ratio of one (1) tent space per regular rental space.
 - (b) Only one (1) tent is allowed per tent space.
 - ii. Areas for group tent camping may be established, with the following provisions:
 - (a) The area set aside for such group use is not a part of any designated open space;
 - (b) An adequate number of parking spaces is provided;
 - (c) The area is served by one (1) or more water outlets; and
 - (d) The area is located no further than three hundred (300) feet from a service building.
 - o. Occupancy
 - i. No person shall occupy a space for more than thirty (30) consecutive days without vacating the premise for a minimum of seven (7) consecutive days.
 - ii. It shall be the responsibility of the owner or manager of the RV park to keep a current record of the names and addresses of the owners and/or occupants of each RV space, the make, model, year and license number of each RV and motor vehicle by which it is towed, the state, territory or country issuing such licenses, and the arrival and departure dates of each

- occupant. This record must be made available for inspection to all appropriate agencies whose duties necessitate acquisition.
- p. **Swimming Pools**
Swimming pools and natural swimming areas shall be operated, maintained and used in compliance with recommendations and requirements of the Colorado Department of Health's Regulations and Standards Governing Swimming Pools and Swimming Areas.

Ron Quarles

From: Greg Moberg <greg.moberg@mesacounty.us>
Sent: Wednesday, November 14, 2018 4:38 PM
To: Lydia Reynolds
Subject: Re: Review for Text Amendment application for RV parks

Lydia,

Thank you for referring this to me. I don't have any comments other than a little reason and philosophy:

- Most codes I reviewed when creating this section had the 30-day limitation.
- The assumption is that if you want to keep things clean and tidy you limit the number of days someone can stay.
- People won't hunker down and take roots turning the space into a private nesting place if they have to pick everything up and move every 30 days.
- With a growing number of people who live in their RVs, this may be an antiquated regulation.
- To make room for this type of individual, I would suggest allowing the Park to designate a certain number or percentage of spaces that allow longer term stay.

Thanks again,

Greg



Colorado Campground & Lodging Owners Association (CCLOA)

PHONE: (970) 573-0320

EMAIL: info@CampColorado.com

WEBSITE: www.CampColorado.com

www.CCLOA.org

MAIL ONLY: 1472 Allen Ave., Erie CO 80516

EXECUTIVE DIRECTOR: Mary Arlington, CPO OHC

November 30, 2018

Planning Commission
Town of Palisade
PO Box 128
Palisade CO 81526

RE: PROJECT 2018-31 Text Amendment to Palisade Land Development Code Section 7.03.N2.o.i.
modifying requirements for the length of occupancy for Recreational Vehicle (RV) Parks.

Thank you for allowing our letter of support of Keith Ehlers to be recorded in your discussion on this Project.

In our 50 years of working with Colorado's campground owners, we have seen similar discussions in other communities and we're familiar with many communities which have experienced success with allowing RVers to stay longer than 30 consecutive days.

For eight years the RV industry has experienced unprecedented growth in sales. Baby boomers are taking to retirement in considerably different ways than the previous generation. No longer satisfied with going to a single southern home for the winter, most want to wander more freely. Too, with the growth of powerful and reliable internet services, there's been a surge in those who prefer to work from the road, with many choosing to do so from an RV. Many career opportunities, such as traveling nurses, have gained popularity as RV manufacturers embraced the creature comforts of home in their RV designs. New retirees and these traveling professionals support the local community, and yet they frequently need a landing spot for more than 30 days. They might like to more freely wander but it is cost prohibitive and a bit stressful to constantly remain on the road so they tend to land for a few months here and there.

Whether a guest stays for 30 days, 45 days, or 180 days, their spending habits remain fairly similar. These visitors purchase goods, dine out, fill up gas tanks, and enjoy the local attractions ... but not when RV site stays are so strictly limited that they must move on before they're ready. Instead, they'll seek a location that permits longer stays.

When a campground must turn away revenue from solid professionals due to a local regulation limiting the stay to less than their needs, the regulation isn't only hurting the campground's fiscal position but is also detrimental to the other community businesses.

One could argue that a town doesn't gain from tax for these long-stay visitors. This is true, but they also don't gain when no one is at the campground and when fewer are shopping and using the community's businesses. If the resort can't support itself and must close in the off-season due to lack of sufficient short-stay traffic, then it isn't generating any revenue at all for the city or for the other community

businesses. Long-stay visitors most definitely contribute to the community and to the campground's fiscal stability.

The country's outdoor hospitality industry relies on NFPA® 1194 for its RV park standards, which has been closely monitored and approved by a lengthy list of highly respected professionals including the National Association of RV Parks & Campgrounds. While the standards are very clear on certain generic codes, such as water pressure, discharge rates, and minimum width of roads, there are many topics that state that the decision is best left as being "market-driven and determined by campground management." Length of Stay is one such topic (NFPA® 1194 Annex D).

The proposed change presented by Mr. Ehlers outlines limitations that deter his property from inviting or supporting the man-camp influence, and strongly supports the welcoming of those whose true intentions are to use their RV as a temporary lodging choice while they're supporting the local community. Keeping them at the property for longer than 30 days is a well-educated and thought out plan.

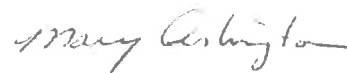
It's important for the resort to determine a healthy ratio between long-stay and short-stay guests. Campgrounds across the country determine this ratio on their own, based on local events and demand for the sites. Obviously, if a resort can bring in \$70 a night for a site, why would it want to provide all of them at a considerably lesser rate to long stays? Mr. Ehlers' plan doesn't call for his entire resort to become long-stay. Likewise, it doesn't allow for residency or a man-camp environment.

Our experience with Mr. Ehlers began before he started building his resort. His goals are admirable. His calculations are educated. His resort is highly appealing. Still, Colorado winter isn't attractive to the flood of RVers that are seen in the other seasons, especially for those parks which have a limited length of stays. For Palisade Basecamp RV Resort to be most valuable to the community and to the business itself, the changes he has proposed are encouraging. His solutions are worthy of the proposed regulation change.

The Colorado Campground & Lodging Owners Association supports Mr. Ehlers' request. We hope you do, as well.

Please let me know if I can be of further assistance to this discussion.

Sincerely,



Mary Arlington
Executive Director, CPO, OHC

Cc: Jeff Sims, Director of State Relations & Program Advocacy for the National Association of RV Parks & Campgrounds (ARVC)

Mari Garland, Member of CCLOA's Public Affairs Committee and Member of ARVC's Board of Directors and Member of ARVC's Public Affairs Committee

EMAIL RECEIVED 12/3/18

In the matter of Base Camp requesting occupancy of their guests exceeding 30 days, I find that unacceptable as a resident of Palisade and a home owner on North River Road. During the Planning process for the Base Camp, it was brought up in public meetings that we as neighbors, residents, and others concerned, was to emphasis that occupancy at the Base Camp would not exceed 30 days.

By allowing occupancy beyond 30 days, you are inviting very transient individuals into our neighborhood, and long term workers to "move in" and basically take up residence. At some point Base Camp will turn into a "Man Camp" - transient gas and oil workers, or worse. I get that RVing is popular, and more and more people are **living in them full time**. By allowing more than a 30 day occupancy, you would be taking away the opportunity from Palisade home owners of rental properties to rent their homes. I have traveled extensively in an RV, and have encountered parks that allow full time occupants. Some are "Nice", yet most are trashy and undesirable to the "one or two" night visitor.

If this is allowed, will long term occupants be subject to background checks? How would it be known if an occupant is a sexual predator? These folks will be living in MY neighborhood - not yours. Please keep the occupancy of Base Camp to a minimum of 30 days.

Thank You,

Stephanie Rocco

3819 North River Road

Palisade, CO 81526

From: Keith Ehlers <keith@palisadebasecamp.com>
Sent: Saturday, December 01, 2018 2:05 PM
To: Ron Quarles; Janet Hawkinson
Subject: Basecamp Code Text Amendment - Update Consideration

Hello Ron,

In response to feedback and review comments, including those from state and national RV standards associations, and the staff report since submitting our Land Use Code Amendment I'd like to present an updated (or alternative) text amendment for consideration at the upcoming Planning Commission and Trustee hearings. This does not necessarily have to replace the original proposed text amendment if it causes procedural issues, but we believe it is an improved version that properly calls out the basis for length of stay parameters in the code while also citing how/where deviations from the basis could be considered. The updated text amendment for consideration in our upcoming discussions is as follows:

“No more than 30% of campsites in a Campground/RV Park may be occupied by the same person for more than 30 consecutive days without vacating the site for a minimum of seven (7) consecutive days, and in no case shall any person occupy the premise for more than 180 consecutive days per year, unless otherwise permitted by Conditional Use Permit. Staff and Management for the campground are exempt from limitations of stay.”

Can you please provide this update to the Planning Commission and Trustees? I'll be happy to discuss the merits of this update or answer any questions at any time, and representation from the State and National RV industry associations will be available at the hearing as well.

Thank you.



Keith Ehlers Owner / Janitor
985 North River Road, Palisade, CO 81526
970 210 7680 | keith@palisadebasecamp.com
palisadebasecamp.com



Petition of Support for a code amendment to allow:
**LIMITED NUMBER OF EXTENDED
STAY GUESTS IN AN RV PARK**

KEY CONSIDERATIONS OF PROPOSAL:

- A. All parties agree that an RV Park/Campground should not be available for permanent living or have the appearance of a trailer park.
- B. An RV Park/Campground was built in the Town of Palisade in 2017, so we now have localized data and industry studies that identify a significant segment of travelers who wish to stay longer than 30 days in an area for various reasons which supports a need for a limited number of extended stay campsites that shall not exceed 90 days in a calendar year. *(Note: this would allow stays over the winter season totaling 180 days by allowing 90 days in one year (Oct-Dec) and 90 days in the following year (Jan-Mar).*
- C. The code update in 2018 added a section about RV parks that did not previously exist and may not have considered actual market data available at the time because no operational data for an RV Park/Campground in Palisade was available yet, and no industry representatives were known to be consulted. We now have data available that can help improve the codes relativity to modern traveler uses.
- D. The proposed code amendment would prohibit permanent living through enforceable performance and aesthetic regulations.
- E. The proposed code amendment would not permit more than 25% of campsites available at any RV Park/Campground to allow stays longer than 30 days, and in no case shall any stay be longer than 90 days in a calendar year. *(Note: this would allow stays over the winter season totaling 180 days by allowing 90 days in one year (Oct-Dec) and 90 days in the following year (Jan-Mar).*
- F. This proposal promotes visitors to come to Palisade to vacant lodging opportunities in each season of the year, and requires 75% or more of the RV Park/Campground remain available for over-night visitors at all times.
- G. The seasonal nature of Palisade's existing economy is tough on everyone, but we can improve it by providing opportunities for visitors of all kinds to come spend their money at local establishments during the winter season, shoulder seasons, and the weekdays of the peak season when we need them most.

The attributes of the above summary points are reflected in the following code language amendment being proposed for the code section relating specifically to occupancy in an RV Park:

PROPOSED TEXT AMENDMENT LANGUAGE:

SECTION 7.03.M.o. RV Park Occupancy

- ~~1. No person shall occupy a space for more than thirty (30) consecutive days without vacating the premise for a minimum of seven (7) consecutive days.~~
- No recreational vehicle or tent shall be occupied as a permanent place of abode, dwelling, or business for indefinite periods of time. Any person occupying a recreational vehicle or tent for more than ninety (90) consecutive days in a calendar year shall be considered permanent occupancy in a recreational vehicle park.
- No more than twenty five percent (25%) of campsites in an RV park may allow stays of more than thirty (30) consecutive days per calendar year, and in no case shall stays longer than ninety (90) consecutive days per calendar year be allowed.
- The following requirements apply to all stays longer than thirty (30) consecutive days:
 - a. Execution of a formal Agreement of Services establishing a transient guest relationship that specifically cites it is not a landlord/tenant relationship or 'permanent living'.
 - b. The location may not be listed as an address on official documents.
 - c. No more than one passenger vehicle and one camping rig allowed at a campsite.
 - d. Rigs older than 15 years are not allowed (remodeled 'vintage' rigs may be approved upon inspection)
 - e. Limit of 2 adults (max. 5 person immediate family)
 - f. No wood decks or add-on structures to the RV are allowed
 - g. No visible storage of personal items allowed. Exemptions may apply for daily use items (i.e. bicycles).
 - h. Any temporary skirting must be same color as the rig siding.
- The owner, manager, and employed personnel are exempt from the extended stay regulations in this section.
- v. It shall be the responsibility of the owner or manager of the RV park to keep a current record of the names and addresses of the owners and/or occupants of each RV space, the make, model, year and license number of each RV and motor vehicle by which it is towed, the state, territory or country issuing such licenses, and the arrival and departure dates of each occupant. This record must be made available for inspection to all appropriate agencies whose duties necessitate acquisition.

Note:








BLACK text is existing language.

~~RED text will be struck from existing language.~~

 text is proposed language








By signing below I am expressing my support for the attached proposed code text amendment regarding allowance of a limited number of extended stay opportunities in an RV Park/Campground.

I live or own a business within 2 miles of Palisade.
(Mark YES or NO):



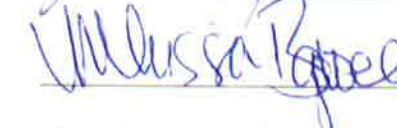





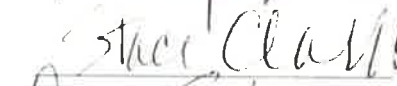
Name	Signature	I live or own a business within 2 miles of Palisade. (Mark YES or NO):
Ginger Colvard ↔	Ginger Colvard	Yes
Dave Smith ↔	DAVE SMITH	Yes
Colleen Balak	Colleen Balak	Yes
David Balak		yes 321 Trayer AVENUE
Eben Abshire		yes
Ian Kelley		NO
Kristin Dahlstrom Jan Dadds	Kristin Dahlstrom	Yes
Prescott Bell		No
Elise Snyderstrup		Yes
Jeff Snook		Yes
Kevin Burgess		Yes
Kathy Green	Kathy Green	Yes
Danny Green	Danny Green	Yes
Pat Green	Pat Green	Yes
Mark Peck	Mark Peck	Yes

Jana Loren	Jana Loren	yes
Vaughn Fetterley	Vaughn Fetterley	yes
Luke Ginyerik	Luke Ginyerik	yes
Julia Durnay	Julia Durnay	yes
Geoff Roper	Geoff Roper	yes
John Feuerborn	John Feuerborn	yes
Lisa Lachheim	Lisa Lachheim	no
Christine Taylor	Christine Taylor	yes
Ivan Beck Sr	Ivan Beck Sr	yes
Misty Fenwick	Misty Fenwick	yes
Shelly Smith	Shelly Smith	yes
Daryl Smith	Daryl Smith	yes
Amber Leavers	Amber Leavers	yes
Seth Leavers	Seth Leavers	yes
Leory Bustos	Leory Bustos	yes
Chris Myers	Chris Myers	yes
Courtney Myers	Courtney Myers	yes
Heather Avey	Heather Avey	yes

I live or own a business
within 2 miles of Palisade.
(Mark YES or NO):

Name	Signature	YES or NO
Jones Sanders	Jones Sanders	Yes
Laura Sanders	Laura Sanders	yes
Althos Amie	Althos Amie	NO
Lauren Guilmineau		YES
John Barbieri	J Barbieri	YES
Scott W. Hamilton	Scott W. Hamilton	YES
JIMIE COY		YES
Bennett L Price	Bennett L Price	yes
CAROL PELLONSKI	C. Pelloniski	yes
Julia Talbott		yes
Lynette Talbott		yes
Sallie Millard		yes
H Charles Talbott		yes
H Bruce Talbott	Bruce Talbott	Yes.
Karen L. Mc Kee	Karen L. Mc Kee	Yes
Mike Harrison		Yes

I live or own a business
within 2 miles of Palisade.
(Mark YES or NO):

Name	Signature	
Danielle Wilkins		Yes
Jeanette Pollock		NO
Melissa Rappell		yes
Julian Adams	Julian Adams	yes
Amanda Kirk		yes
Rab Buchner	Rab	no
Sean Dickman		yes
Misty Rieger	misty Rieger	yes
SID RYON		NO
MARY Brophy	M Brophy	YES
Brad Brophy		yes
Dennis Clark		yes
Mackenzie Schmatz	Mackenzie Schmatz	yes
Staci Clark	Staci Clark	yes
Chris Schmatz		yes
Jessa Loughman	Jessa Loughman	yes

