

Animas RDAC Meeting Minutes

08/07/23

In Attendance:

Anita Rancatti, Dot Wehrly, Sheila Lee, Shirley Dills, Maria Spero, Deb Paulson

Location: 8956 CR250

Discussion Items

Minor versus Major Uses - According to Dot's research, this definition was added in 2017 without transparency before the land use update in 2020. The group decided the RDAC needs to write language updates for the Animas LUC, redline Special Use and redefine it back to major use to place better controls. We should also ask for a moratorium until this is better defined. Current LUC has nothing defined as Major Use.

Changes to request :

- Special uses in the LUC should be defined as Major Use not Minor.
- LUC needs definition of Low Intensity, Tourist-oriented recreational activities that specifies all named uses are to be of a low density.
- Need density definitions for RV Parks, Tiny Home Developments and Mobile Home Parks. There should be either an expansion of the 10' setbacks between units and/or recreational space should be restricted to continuance space and not include every single foot of open space like garbage areas, parking or areas off limits to residents.

Need language to prevent developers from materially changing plans after approval with subsequent penalties. Examples include when the density is increased after plans are approved, or when the number of affordable units is reduced or tiny homes are flipped from rental to sale units.

Need a definition of Park Model Homes as well as limits of development. The group could not find any definition but the consensus was it seemed similar to another word for Tiny Home.

Also, the LUC need definitions that capture the use of non standard housing designs like geodesic or glamping units.

Group discussed proposed Short Term Rental survey by the County. No one has seen it so the group was curious about the status and what questions were being used.