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to animas_valley_advisory@googlegroups.com

Hi! The Animas Valley RDAC is meeting tomorrow at 3pm via zoom to craft a response to the Willow Springs proposed land use request and development proposal. Comments are required to be posted in the county comments portal by 5/11 so we are in a bit of a rush to complete the official RDAC response. Individual comments would have the same deadline but this call is focused on the RDAC response.

The owner is proposing to change the current land use code from Commercial to Neighborhood Commercial with an intent to build 19 patio homes. The notice I sent out on 4/30 provided the following information

Attached is a request to change the zoning on the lot facing Trimble Lane between Trimble Crossing and the new West Dalton where the pond is located. The owner is asking to change the zoning from General Commercial to Neighborhood Commercial so he can build 19 patio type homes. The link provides the documents submitted to Planning for Project PL20240058. As I recall, this was the same owner who originally wanted to create a RV park.

<https://cityview.laplata.co.us/Planning/Status?planningId=16607>

Below is the link to the public comment form and be sure to enter project PL20240058:

https://forms.laplata.co.us/Forms/Planning_Projects_Public_Comments

Concerns raised by RDAC members center around the following:

1. What is the definition of "patio homes" and is his intent to make these tiny homes or manufactured homes? The intent of the Animas LUC back in the 1990s was to limit the number of trailer parks in the valley to the parks existing at that time so this would not be acceptable.

2. Additionally, since he is asking to rezone the land to Neighborhood Commercial instead of Multi-family, is his intent to manage these as short term rentals, lease them via long term contracts or sell them. I am sure STRs would not be acceptable to the Trimble Crossing neighborhood given the pushback on the RV park proposal.
3. What is the actual allowable density for this proposal? Since the total lot size is 3.19 acres, and the LUC specifies "maximum density shall be six (6) units per net acre, based on a twenty (20) percent open space set aside" it seems the maximum allowable units would be 15.
4. Finally, the group is very concerned about this developer changing the project once the sketch plan is approved so we would be looking for enforcement from Planning to prevent increases in density or home type.

The 5/9 3pm Thursday Zoom information is below

Topic: Animas Valley RDAC Zoom

Time: May 9, 2024 03:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

Meeting ID:

One tap mobile

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Animas Valley RDAC

Comments Concerning 20240058 Willow Springs AVLUP Rezone

The Animas Valley RDAC has reviewed the request to rezone the Willow Springs property from General Commercial to Neighborhood Commercial. Based on the proposal from the owner who says "The applicant **intends** (emphasis added) to submit a small lot, single family, patio home type development of 19 units" the RDAC has the following concerns:

1. Neither the the La Plata LUC or Animas Valley Land Use Plan (AVLUP) provides a definition of a patio home. The Animas Valley RDAC supports the development of single family residential or multi family units, but DOES NOT support the development of yet another tiny home, mobile, modular or manufactured home project in the Animas Valley. The original AVLUP intended to restrict the development of any new mobile/modular home parks in the Valley.
2. The request to rezone to Neighborhood Commercial raises concerns about the intent of said "patio homes". The RDAC is concerned that the end goal may be to build a project consisting of short term rentals. The RDAC does not support development of a community of short term rentals. The prior proposals for this property, including an RV park, were met with major community opposition. Given the housing shortage in La Plata County, any development in the Animas Valley should be focused on long term rentals or outright sales with limits on the number of short term rentals.
3. The proposed density of 19 "patio homes" does not allow for the required 20% open space set aside. Given the property is 3.161 acres, the net area is 2.52 acres. The density according to AV LUC 65-3 XXI C is not to exceed 6 units per net acre which reduces the allowable total units to 15 units. Given the size of the Trimble Hot Springs discharge pond and the need for roads and some green space, 15 units may be overly optimistic. There is also a question concerning the AVLUP requirement for density to be similar within a quarter mile of new projects.
4. The Animas Valley has experienced issues with rezoning and subsequent changes in project type and density after the rezone was granted. In the event of approval of this project, the RDAC requests Planning to limit any future development for this site to the original proposed intent. Any change in ownership should require the same restrictions.

AV RDAC does not support rezoning until these issues have been resolved and/or clarified.