

May 2, 2018

RE: Camping at Shaffers Crossing West

To whom it may concern:

I have reviewed the Shaffers Crossing West Official Development Plan (ODP), the governing zoning document for the subject property. This document was created during the rezoning of the property to Planned Development during case #10-117532RZ. This document is recorded with the Clerk and Recorder at Reception #2011049886.

The request for an interpretation seeks my determination of the timeframes allowed for a camper (either Recreational Vehicle or Tent) to utilize the facilities. The question at hand has to do with the specifics surrounding the primary uses allowed within Use Area C, and specifically, the details associated with 2.a.1, Camping and campground facilities.

There are no restrictions or specifications related to the terms "camping" and "campground facilities" within the ODP. Therefore, I have referred to the definition of "campground" found within the Jefferson County Zoning Resolution. It states that a campground is "[a]ny area that is occupied or intended or designed or improved for occupancy by transients using recreational vehicles, travel trailers, tent trailers, or tents for temporary dwelling, lodging, or sleeping purposes wherein sites are offered for the use of the public or members of any organization". The main aspect here is the term "temporary".

Although the Jefferson County Zoning Resolution does not define "temporary" in this context, it does address what constitutes a temporary use in a similar context, in the Mobile Home Park District Section, which has factored into my determination. Section 22.G.3, Location Outside of Parks, specifies a 2-week limitation on "the placing, parking, or keeping of a recreational vehicle...within the County". I have also drawn from other resources to help formulate my determination. I have consulted the rules and regulations associated with camping through various entities including, but not limited to: Colorado Parks and Wildlife, U.S. Army Corps of Engineers, and USDA Forest Service. Most of these entities have a 14-day maximum stay. This timeframe corresponds with the limitation found within Section 22 of the Jefferson County Zoning Resolution. Additionally, I noted that the subject property is not zoned for use as an RV park, RV rental, or RV storage.

Based upon the above research, it is my determination that the timeframes allowed for camping within an established campground within Jefferson County, and specifically at the Shaffers Crossing West location, will be limited as follows:

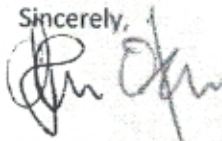
There will be a 14-day maximum stay allowed per campground during any 45-day period. This may be 14 consecutive days or 14 days spread throughout the 45 days. The same camping equipment cannot remain on the same single campsite, nor in the same campground facility, for more than 14 days, regardless of any occupant changes.

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There remains the option to amend the ODP to lay out the specifics associated with the campground or to change the allowed uses to permit different RV uses. This process is a public process and must be reviewed by the Planning Commission and ultimately approved or denied by the Board of County Commissioners.

In accordance with Section 4.B.1. of the Jefferson County Zoning Resolution, you have 30 days to file an appeal of this decision with the Director of Planning and Zoning and the Board of Adjustment.

Sincerely,



Chris O'Keefe

Jefferson County Director of Planning and Zoning