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**COUNTY OF PARK**  
Director of  
Development Services



November 26, 2019

sent via email  
kathy@kchoa.com

Tim Auxier  
President, Redhill Forest POMWCA  
c/o Kathy Christianson

Dear Mr. Auxier:

Re: August 20, 2019 Letter to Redhill Forest Lot Owners; MOU, Camping, & LURs

I received a copy of your August 20, 2019, letter to the Redhill Forest lot owners. While your stated intent was to “get some facts out to everyone”, the County is compelled to provide clarification and corrections to some of your inaccurate claims.

Memorandum of Agreement (MOU)

The referenced MOU was never valid, as it was not signed by the POMWCA until nearly a year after the Board of County Commissioners (BOCC) signed it. Furthermore, had it been valid, the one-year trial period has ended and, as stated in public record, the BOCC has no intent to extend it or enter into another similar agreement. Additionally, the content of the agreement is inaccurately portrayed in your letter. However, those errors don't warrant specific response since the content of an invalid MOU is irrelevant.

Land Use Regulations (LURs)

The Redhill Forest land owners should be aware of the following regulations, as they are contrary to your statements.

- Camping on vacant Residential lots for more than 14 days is permitted on a restricted schedule (not year-round), and only with a permit from the County.
- Storage of campers on Residential lots is not permitted year-round. All camping units are subject to the camping regulations and permit requirements.
- No structures are permitted on Residential lots that do not have a permanent dwelling unit.

More information regarding the camping regulations is attached for your reference. Distribution to the Redhill Forest land owners is encouraged so that they are aware of and comply with them.

To be clear, Park County is and will be enforcing its regulations in Redhill Forest – regarding camping among other issues. The misinformation contained in your letter not only mislead Redhill Forest lot owners, but also made our code enforcement activities more difficult and contentious. Moving forward, we expect the support of your Board and appreciate, in advance, your cooperation and assistance in promoting compliance.

Sincerely,

A handwritten signature in black ink that reads "Sheila Cross".

Sheila Cross, P.E.  
Director of Development Services

cc: Tom Eisenman, County Manager

## Park County Camping Regulation Changes

Prior to May of 2016 property owners were allowed to camp on vacant lots for up to 6 months of one calendar year: 'A camping unit may be occupied for camping purposes for a period not to exceed a combined total of six months in any given calendar year.'

Per Resolution No. 2016-20 regarding **vacant** Residential (MR, R, R-20, R-35) and Mining (M) Parcels:

- Property owners can camp for up to fourteen (14) **cumulative** days in a calendar year **without** a permit
- After those 14 days, property owners may be granted a **no fee** permit to camp for up to thirty (30) **consecutive** days in a calendar year.
- One (1) renewal of 30 consecutive days may be granted.
- One additional 30-day permit renewal (two renewals total allowing 90 days of permitted camping) may be granted if a permitted septic system including a leach field is used for sanitation.
- A camping unit may only remain on the property when there is an active camping permit.
- A maximum of 2 camping units are allowed per lot.
- Property owners with adjacent parcels cannot relocate to circumvent time limitations.
- Trash is managed onsite and shall be removed during and upon completion of camping. **Bear resistant containers are highly recommended.**

### ***What will I need to do to get a camping permit?***

- Property owner must have a permitted driveway and an address posting. Driveway permits are \$50 and are processed through the Environmental Health Department.
- Applications must be submitted at least fourteen (14) days before camping (Applications can be snail mailed or emailed to the Planning Department).
- Provide a completed camping permit application form including a recorded warranty deed, sanitation plan narrative, license and registration of camping unit if applicable, and a site plan showing where the camp site will be located on the property.
  - *Why is a site plan important?* The new camping regulations require camping activities to comply with all structure setbacks for the zone district. Generally, in residential zone districts structure to property line setbacks are 30 feet from the front and side property lines and 20 feet from the rear. There is also a 50-foot structure to wetland/watercourse setback.
  - *What should my sanitation plan narrative say?* Simply, how are you containing your waste? Does your camping unit have a self-contained system? Are you utilizing a dump station? If so, which one? If you do not have a self-contained unit what other methods are you using?