

ROCC Land Use Committee Report / ROCC Business Meeting March 2024

Ouray County.

High Alpine. ROCC Land Use Committee members have been busy in January and February. The BOCC held a series of hearings regarding the Red Mountain Lodge special use permit. A number of concerning issues were raised regarding apparent violations of the High Alpine land use regulations and the non-commercial camping ordinance: calculation of building square footage – max 2500 square feet floor area – the actual is far in excess; calculation of occupant capacity and septic capacity; illegal accessory structures; questionable trade credits; parking on Red Mountain Pass; use of unpermitted yurts for guests and commercial use; demolition of historic building and replacement with new structure; firearms training.

Committee members reviewed the hearing documents, met with opponents, and attended the hearings. The BOCC nevertheless approved the special use permit for one year with some added conditions and directed staff to investigate the issues and report back. We're not sure when the report will be made or whether the report will include all the potential issues. Committee members also attended the March 12 BOCC meeting and spoke at the public comment session on their own (not ROCC's) personal behalf emphasizing the need for a thorough, transparent, and independent investigation.

The Land Use Committee's recommendation at this point is to continue to monitor the course of events, keep the pressure on, and make sure the investigation is thorough, transparent, and independent. We also recommend asking the BOCC to consider a moratorium on the issuance of new permits in the High Alpine zone pending completion of the investigation and report. To that end, we have prepared a letter on behalf of ROCC to the BOCC to be presented at the March 21st business meeting stating ROCC's position.

Potential follow-up work by the Committee may include advocating for any code changes that may be needed as disclosed in the County's investigation and report.

Master Plan Update. Land Use Committee members have been busy working as part of the Ad Hoc Master Plan Update Committee. See, separate report.

Ridgway. Jennifer Cram has been monitoring Ridgway land use issues. Nothing significant warranting ROCC involvement has been reported.

Ouray. We need someone on the Committee, preferably a Ouray resident, to monitor and report on Ouray land use issues. Please contact Scott Williams (s_williams2001@yahoo.com) or Al Lowande (evanslowande@gmail.com) if you'd like to help!

ROCC Land Use Committee

Roze Evans, Al Lowande, Scott Williams, Jennifer Cram, Diane Thompson, Kate Kellogg