

## **ROCC Land Use Committee Report / ROCC Business Meeting May 2024**

### **Ouray County.**

**High Alpine.** ROCC Land Use Committee members have been busy. 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.

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 prepared a letter on behalf of ROCC to the BOCC that was approved at ROCC's March 21<sup>st</sup> business meeting stating ROCC's position that the investigation be thorough and transparent.

One outcome of the public outcry is that Mark Iuppenlatz, who was responsible for the historic building demolition, was removed from his position on the Planning Commission by the BOCC. Mr. Iuppenlatz also has numerous property and business interests in the High Alpine area that many perceived as creating a conflict of interest with his duties as a Planning Commissioner.

Another outcome is that the BOCC plans a public workshop to discuss changes to County regulations to address the issues. 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 there is follow-up on the part of the County, including advocating for any changes that may be needed.

**Last Minute Special Interest Bill Defeated.** County Commissioner Padgett alerted the community to a special interest bill that was headed toward passage in the last few days of the State legislative session. The bill would have severely impacted the ability of a County to regulate short term rentals of "recreational" structures in rural areas, such as yurts, "camping cabins," etc. that don't have access to normal utilities. The Committee brought this to the attention of the ROCC Board which authorized adding ROCC's name to an opposition letter from an organization of Colorado counties. Committee members also signed up to testify against the bill. The bill was defeated because of the widespread opposition.

**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](mailto:s_williams2001@yahoo.com)) or Al Lowande ([evanslowande@gmail.com](mailto:evanslowande@gmail.com)) if you'd like to help!

ROCC Land Use Committee