

**Rock Gardens Minor Modification PUD Amendment  
Public Hearing for Board of County Commissioners  
April 7, 2025**

**Exhibit List**

<b>Exhibit #</b>	<b>Exhibit Description</b>
1	Public Notice
2	Garfield County Land Use and Development Code, as Amended
3	Garfield County Comprehensive Plan 2030
4	Application
5	Staff Report
6	Staff Presentation
7	Referral Comments: Garfield County Road and Bridge, Dale Stephens
8	Referral Comments: CDOT, Brian Killian
9	Referral Comments: Garfield County Sheriff, Levy Burris
10	Referral Comments: Garfield County Vegetation Management, Sara LaRue
11	Referral Comments: CDPHE, Air Quality, Brendan Cicione
12	Referral Comments: Consulting Engineer, Chris Hale
13	Public Comments: Neighbor, Melissa English





### PUBLIC HEARING NOTICE INFORMATION

Please check the appropriate boxes below based upon the notice that was conducted for your public hearing. In addition, please initial on the blank line next to the statements if they accurately reflect the described action.

☒ **My application required written/mailed notice to adjacent property owners and mineral owners.**

  X   Mailed notice was completed on the 14<sup>th</sup> day of March, 2025

  X   All owners of record within a 200 foot radius of the subject parcel were identified as shown in the Clerk and Recorder's office at least 15 calendar days prior to sending notice.

  N/A   All owners of mineral interest in the subject property were identified through records in the Clerk and Recorder or Assessor, or through other means [list] \_\_\_\_\_.

- Please attach proof of certified, return receipt requested mailed notice. (Attached)

☐ **My application required Published notice.**

  N/A   Notice was published on the \_\_\_\_\_ day of \_\_\_\_\_, 20  .

- Please attach proof of publication in the Rifle Citizen Telegram.

☒ **My application required Posting of Notice.**

  X   Notice was posted on the \_\_\_\_\_ day of March, 2025  
14<sup>th</sup> and 21<sup>st</sup>

  X   Notice was posted so that at least one sign faced each adjacent road right of way generally used by the public.

**I testify that the above information is true and accurate.**

Name: Dan Dennison

Signature: 

Date: March 21, 2025

**PROPERTIES WITHIN 200 FEET OF  
1308 129 COUNTY ROAD  
GLENWOOD SPRINGS, CO 81601  
(SECTION 2, TOWNSHIP 6, RANGE 89)**

HCE PROJECT NUMBER 2241002.00  
CHECKED WITH GARFIELD COUNTY ASSESSOR ON 11/1/24  
CHECKED AND REVISED ON 3/11/25

**Bureau of Land Management**

2300 River Frontage Road  
Silt, CO 81652  
Parcel Number 2185-112-00-962

**State of Colorado Department of  
Highways**

4201 E. Arkansas Avenue  
Denver, CO 80222-3406  
Parcel Number 2185-024-00-045

**McKeel, Joseph Wayne & Lynch,  
Joan Franc**

2810 South Cindy Lane  
Midwest City, OK 73110  
Parcel Number 2185-013-00-032

**Beinn Taigh CO**

106 Turtle Cove  
Aspen, CO 81611  
Parcel Number 2185-023-00-066

**Donelan, Charles & Penny Trust**

1260 County Road 129  
Glenwood Springs, CO 81601  
Parcel Number 2185-023-00-064

**English, Melissa T**

PO Box 1972  
Glenwood Springs, CO 81602  
Parcel Number 2185-023-00-067

**Mangeot Trust**

1270 County Road 129  
Glenwood Springs, CO 81601  
Parcel Number 2185-023-00-065

**Weissbeck, Reid & Zoey**

6312 Spring Gulch Street  
Erie, CO 80516  
Parcel Number 2185-023-00-027

**Hammar, Jerry & Dena M**

1245 129 County Road  
Glenwood Springs, CO 81601  
Parcel Number 2185-023-00-028



7017 3380 0000 7058 8395

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Aspen, CO 81611

**OFFICIAL USE**

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$3.10
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68

Sent To: Beinn Taigh CO  
Street and: 106 Turtle Cove  
City, State: Aspen, CO 81611

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here  
MAR 14 2025  
81601 03/14/2025

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Glenwood Springs, CO 81601

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68

Sent To: Donelan, Charles & Penny Trust  
Street and: 1260 County Road 129  
City, State: Glenwood Springs, CO 81601

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Glenwood Springs, CO 81602

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Postage	\$0.73
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$0.73

Sent To: English, Melissa T  
Street, X or PO Box: PO Box 1972  
City, State: Glenwood Springs, CO 81602

PS Form 3800, August 2006 See Reverse for Instructions

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81601 03/14/2025

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Silt, CO 81652

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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$3.10
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Sent To: Bureau of Land Management  
Street and: 2300 River Frontage Road  
City, State: Silt, CO 81652

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Denver, CO 80222

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68

Sent To: State of Colorado Department of Highways  
Street and: 4201 E. Arkansas Avenue  
City, State: Denver, CO 80222-3406

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here  
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Oklahoma City, OK 73110

**OFFICIAL USE**

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68

Sent To: McKeel, Joseph Wayne & Lynch,  
Street and: Joan Franc  
City, State: 2810 South Cindy Lane  
City, State: Midwest City, OK 73110

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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MAR 14 2025  
81601 03/14/2025

Exhibit  
1



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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Sent To: Mangeot Trust

Street: 1270 County Road 129

City, State, ZIP+4: Glenwood Springs, CO 81601

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Stamp: MAR 14 2025 81601 GLENWOOD SPRINGS CO

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Sent To: Weissbeck, Reid & Zoey

Street: 6312 Spring Gulch Street

City, State, ZIP+4: Erie, CO 80516

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Stamp: MAR 14 2025 81601 GLENWOOD SPRINGS CO

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Certified Fee \$4.10

Return Receipt Fee (Endorsement Required) \$0.00

Restricted Delivery Fee (Endorsement Required) \$0.00

Total Postage & Fees \$9.68

Sent To: Hammar, Jerry & Dena M

Street, Apt. No. or PO Box No: 1245 129 County Road

City, State, ZIP+4: Glenwood Springs, CO 81601

PS Form 3800, August 2005 See Reverse for Instructions

Stamp: MAR 14 2025 81601 GLENWOOD SPRINGS CO

**PUBLIC NOTICE**

TAKE NOTICE

That **HAN Capital LLC**

has applied to the: **Board of County Commissioners**

Garfield, County.

pursuant to: **Garfield County Land Use and Development Code**

to allow: **A minor modification to Rock Garden PUD to accommodate a change in the location of uses in a limited area of the approved site plan to remove rafting facilities for RV spaces and general facility improvements.**

A public hearing on this application will be held in the:

**The County Commissioners Meeting Room, Garfield County Administration Building, 108 8th Street**

Glenwood Springs, Colorado.

on: **April 7, 2025**

at: **1:00 PM**

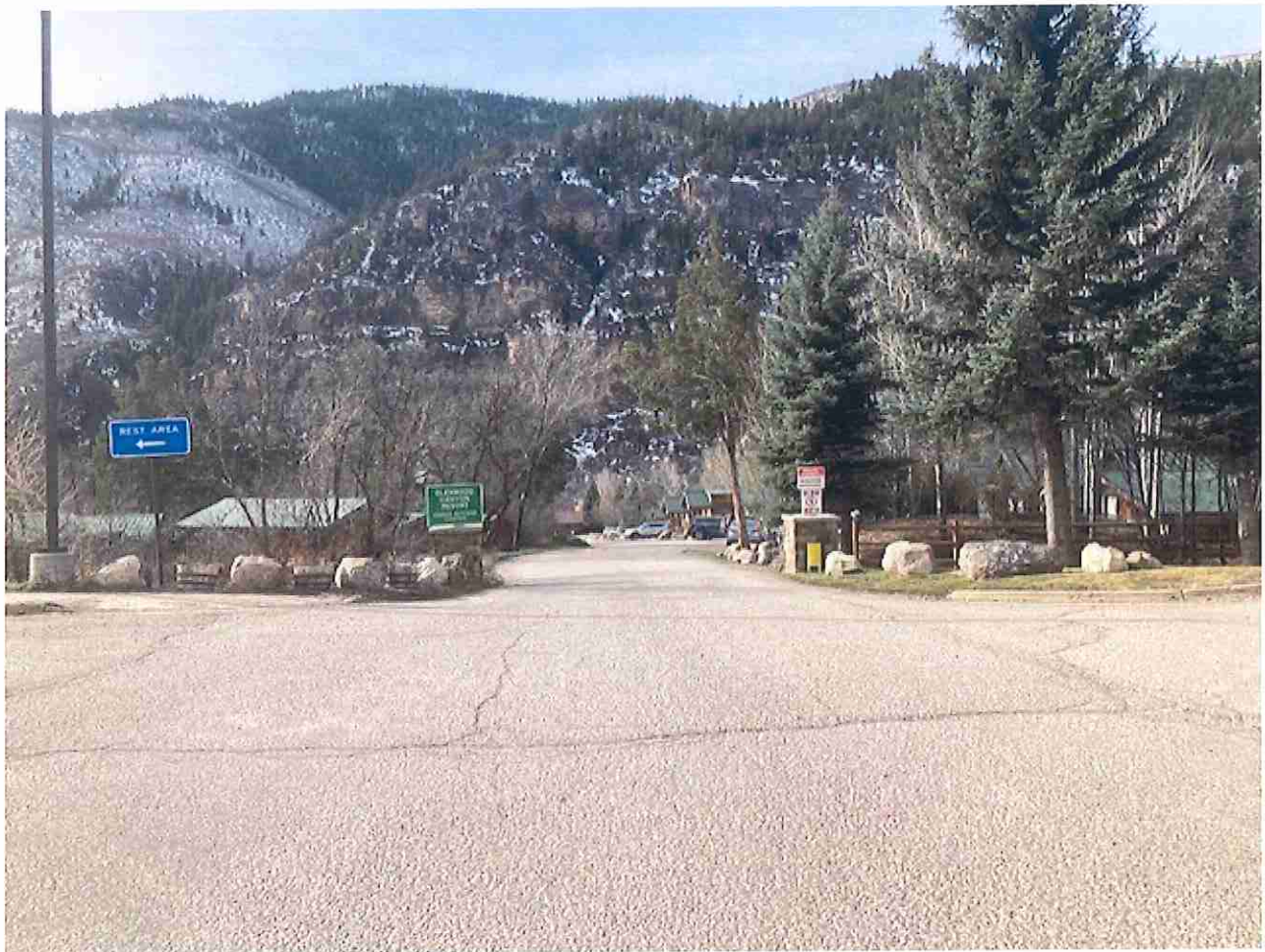
Date Notice Was Posted By: **Dan Dennison**

On: **March 14, 2025**

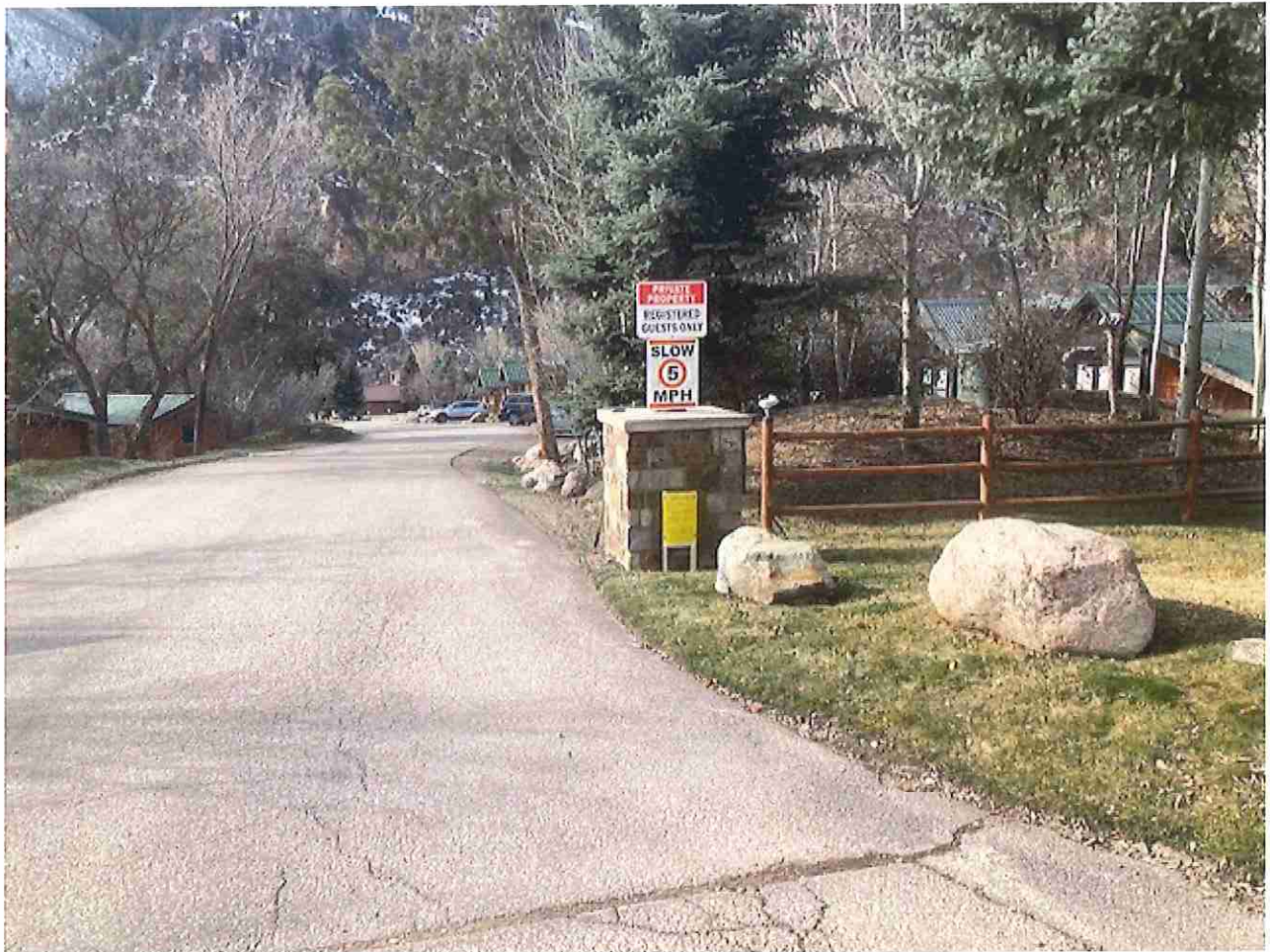
**Posted 3/21/25**

For additional information, contact:  
Garfield County Community Development  
108 8th St., Suite 401, Glenwood Springs, CO 81601  
(970) 945-8212  
or email: [hmacdonald@garfieldcountycolorado.gov](mailto:hmacdonald@garfieldcountycolorado.gov)











# PUBLIC NOTICE

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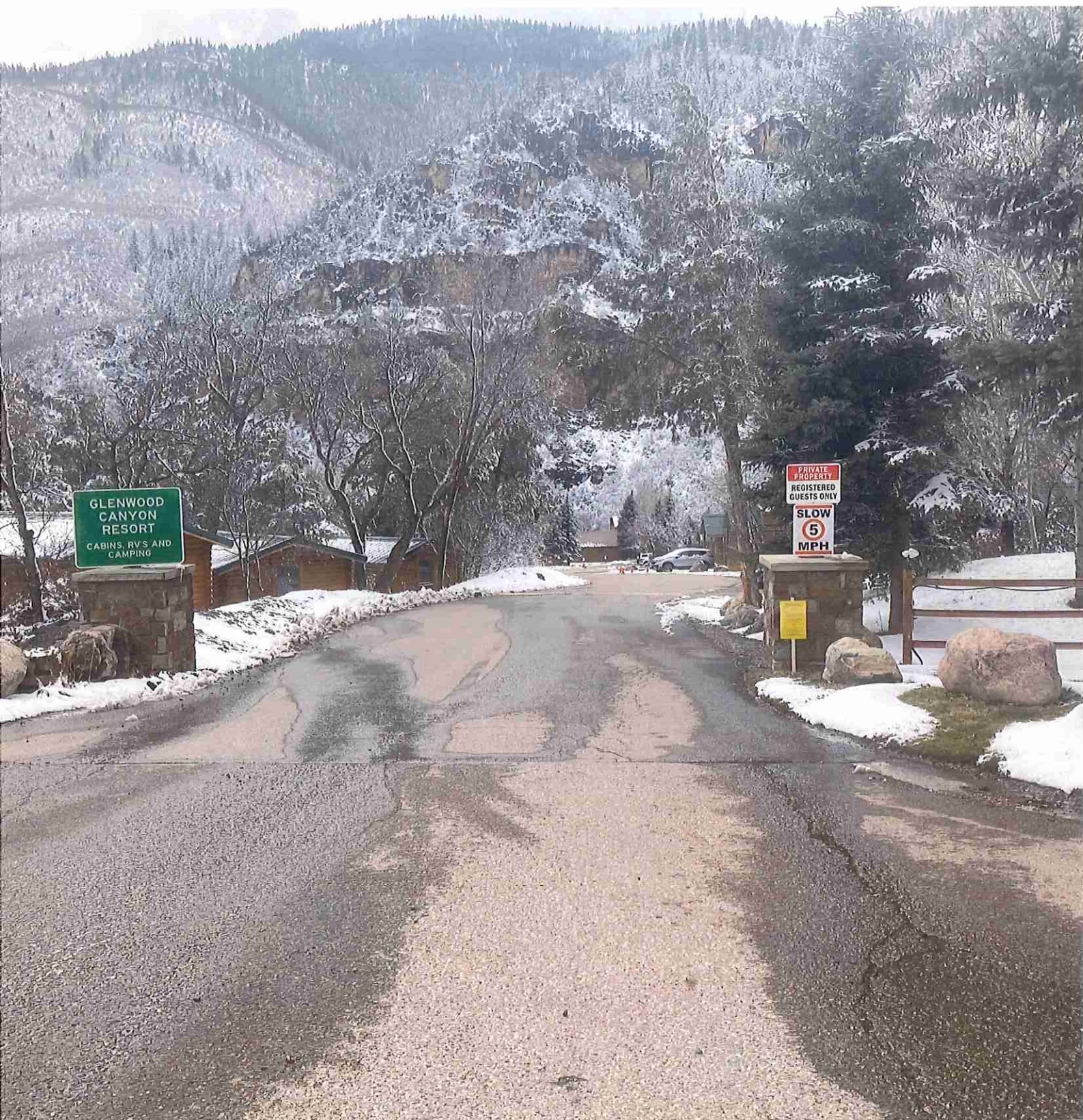
at: **1:00 PM**

Date Notice Was Posted By: **Dan Dennison**

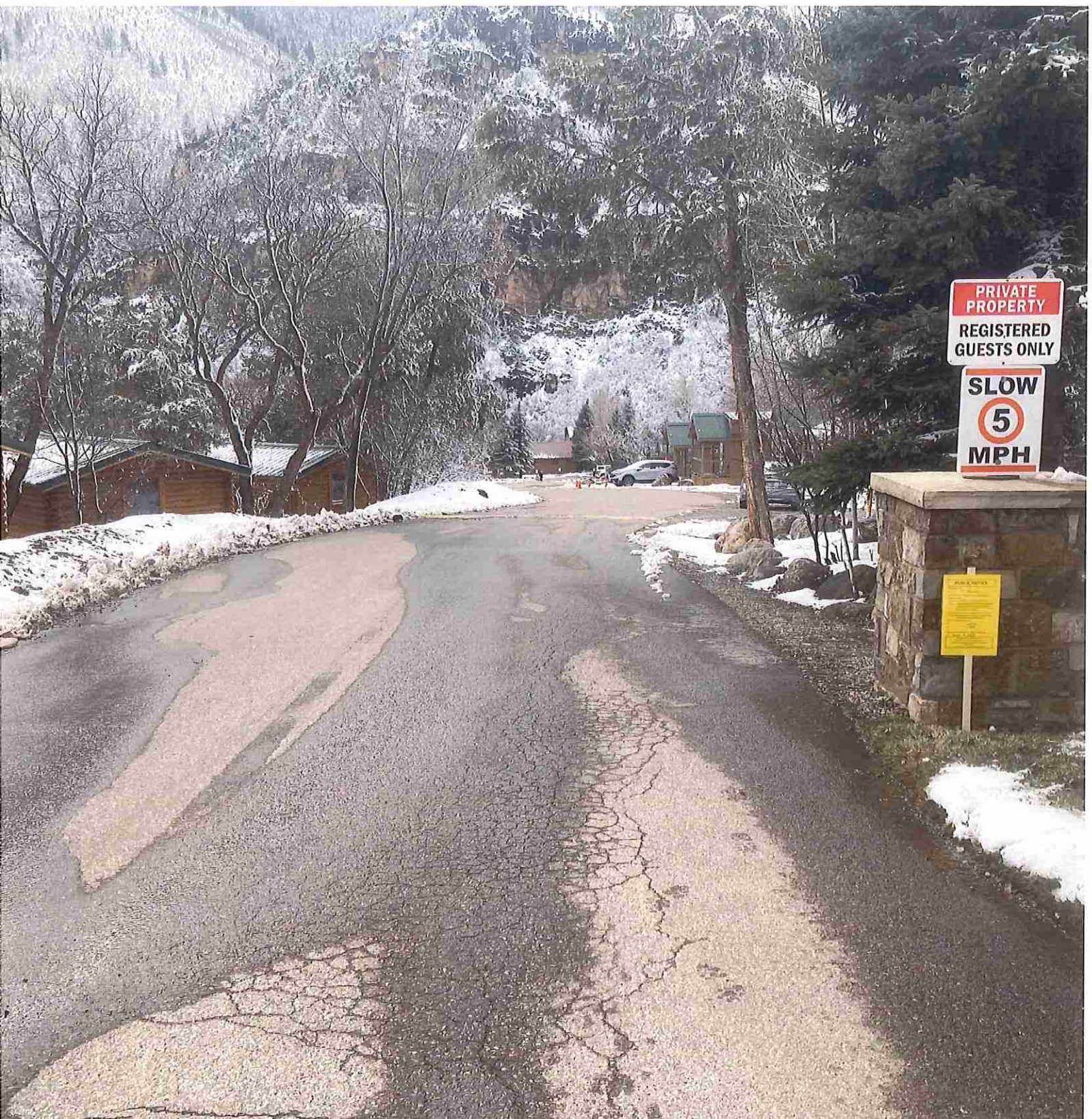
On: **March 14, 2025**

For additional information, contact:  
Garfield County Community Development  
108 8<sup>th</sup> St., Suite 401, Glenwood Springs, CO 81601  
(970) 945-8212  
or email: [hmacdonald@garfieldcountyco.gov](mailto:hmacdonald@garfieldcountyco.gov)













# LAND USE AND DEVELOPMENT CODE

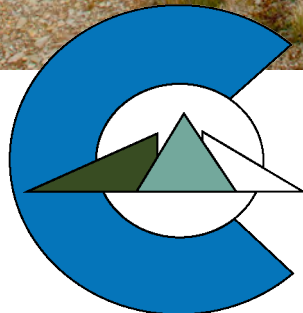
**EFFECTIVE JULY 15, 2013**



**Last Amended September 9, 2024**

# COMPREHENSIVE PLAN 2030

## 2020 UPDATE



**GARFIELD COUNTY**

Adopted: November 10, 2010

Last Amended: February 26, 2020



ROCK GARDENS PUD AMENDMENT 2024 - STAFF REPORT

TYPE OF REVIEW	Minor Modification to the Rock Gardens PUD
FILE NO.	PUAA 10-24-9039
APPLICANTS (OWNERS)	HAN Capital LLC/Glenwood Canyon Resort LLC
REPRESENTATIVE	Dan Dennison, High Country Engineering Ron Liston, Land Design Partnership
LEGAL DESCRIPTION	SECTION: 2 TOWNSHIP: 6 RANGE: SWSE & W 200' NWSE LYING S OF I-70 EXCEPT DRGW ROW
PRACTICAL DESCRIPTION	1308 County Road 129, Glenwood Springs, CO
PARCEL NUMBER	218502400046
LOT SIZES	38 acres
ZONING	PUD
COMPREHENSIVE PLAN	Commercial, Glenwood Springs Area of Influence
STAFF PLANNER	Heather MacDonald
RECOMMENDED DECISIONS	Approval with Conditions

I. DESCRIPTION OF SITE

The subject parcel is located approximately 2 miles east of the City of Glenwood Springs. It is accessed by I-70 at the No Name exit. County Road 129 runs along the neighborhood, and the entrance of the resort is located just south of the highway exit.

The property has a gradual 7% slope from the northern property line to the southernmost point of the property along the river’s edge. Entering the site, there are cabins on the eastside of the property and park model RVs along the westside. A portion of the property’s northern parcel is located along the Colorado River. Other structures on the property include a general office, bathrooms, community building with restaurant, OWTS, employee housing, glamping tents, and storage from the previous rafting company. The southern portion of the property is on the southern side of the

river. The lower terrace has been identified as likely to be in the 100 Year Flood Plain. The floodplain and high watermark are indicated on the site plan.

Surrounding parcels include CDOT No Name rest area, No Name residential neighborhood, BLM and privately owned open space.



Figure 1 Location of Parcel

The Rock Gardens PUD was approved in 2004 as Resolution No. 2004-69. The PUD approved 49 RV & Park Model sites, 11 camping cabins, 18 tent campsites, 50 lower terrace existing campsites (tents, RVs, and cabins units) and 2 residential units for a total of 130 units. In the first couple of years, a portion of mobile homes were eliminated and replaced with Park Model units on the west side, and 10 cabins were installed on the east side near the entrance. In the next couple of years, all mobile homes were removed and converted into RV spaces. The PUD Amendment in 2010 approved a ropes course in the east side of lower terrace area of the property. In 2015, 4 cabins were installed in the lower level along the river. By 2017 all Park Model RVs were placed in the property. In 2019, 4 glamping tents were placed in existing tent sites south of the community restroom building. The ropes course was dismantled in 2021 and that area converted into 6 camper van spaces called Sprinter Village. Currently, there are 50 RV & Park Model units, 10 camper cabins, 8 tent camping sites, 45 lower terrace existing campsites, and 2 residential units for total of 122 units.

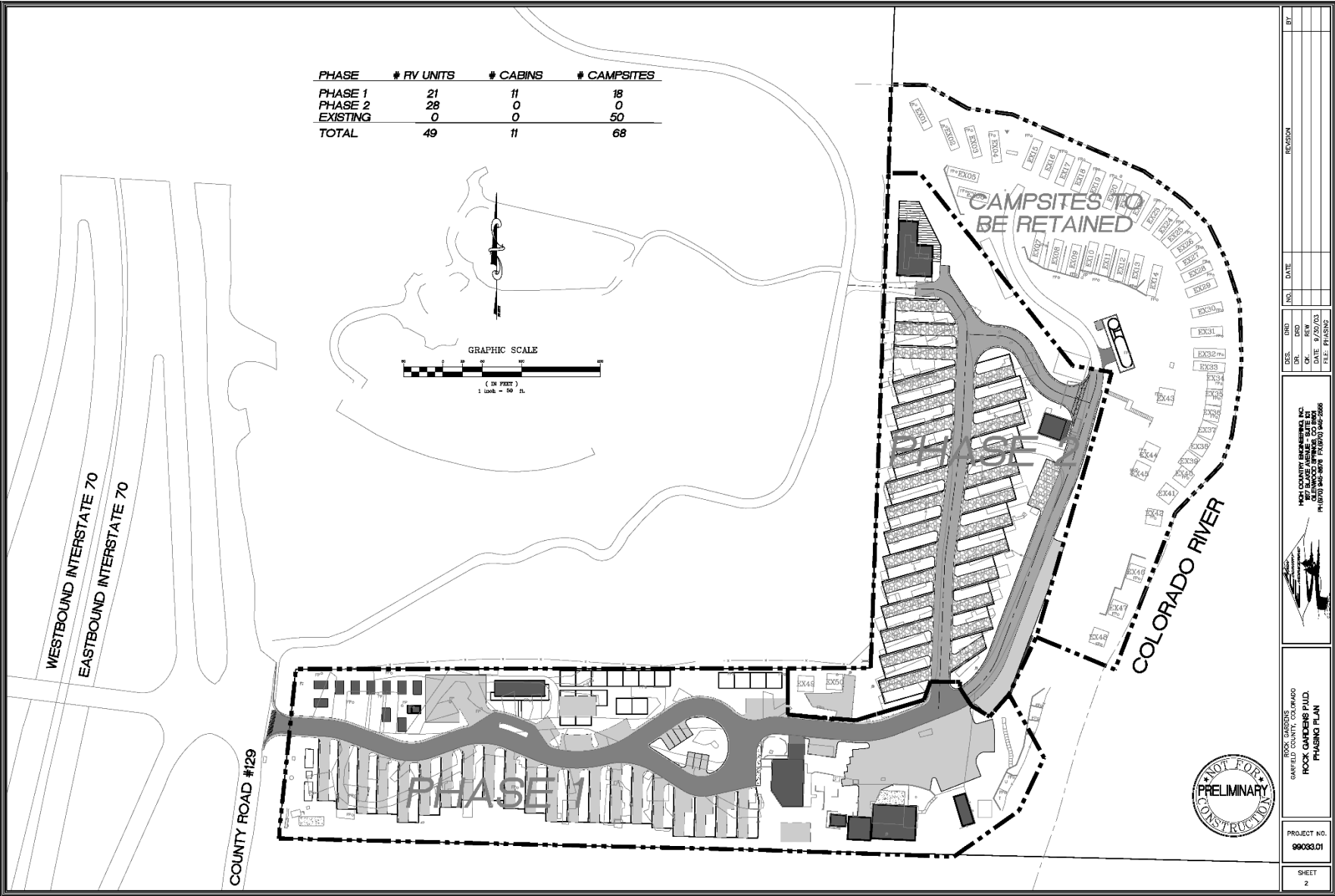


Figure 3 Site Plan for 2004 PUD



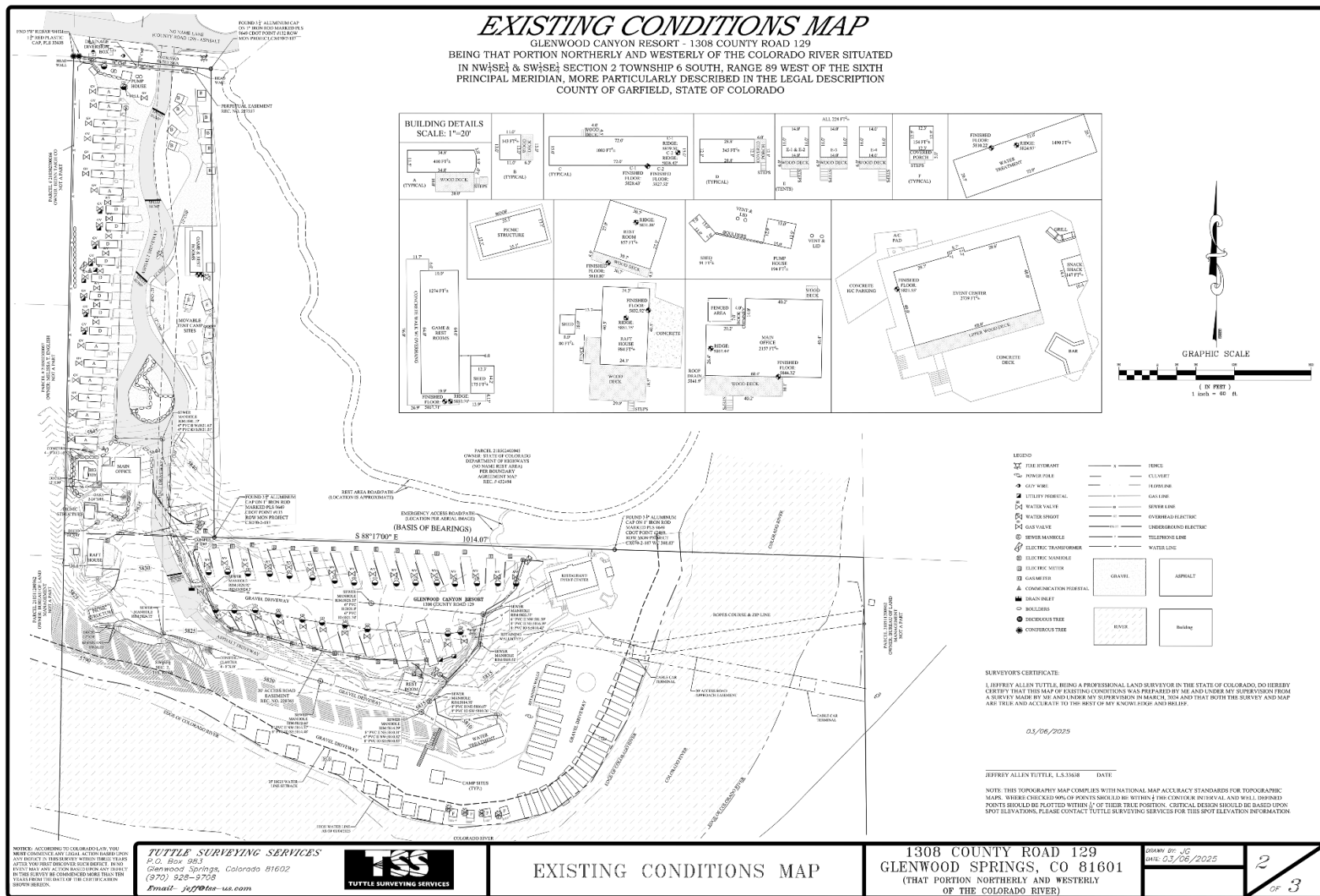


Figure 4 Existing Conditions Map



## II. DESCRIPTION OF PROPOSAL

The proposal is a minor modification to the Rock Gardens PUD site plan. In 2024, the rafting company exited the site on the property. The owners propose to demolish the structures that were used for the rafting company and create 11 more RV spaces, including 3 Park Models RVs. Each RV space provides an accessory vehicle space, and each Park Model space includes 2 parking spaces. 18 parking spaces for general guests are proposed near the community building. By using some of the RV spaces near the community building, it allows closer parking spaces for any special events booked. Also proposed is removing walk in tent sites just south of the glamping tents and converted those spaces into a fenced in dog walk area. The proposed uses are 61 RV & Park Models, 10 upper level cabins, 4 upper level tent sites, 45 lower terrace existing campsites, and 2 residential units. The proposed 122 units complies with original approval of the PUD of 130 units.

Rock Gardens PUD Minor Amendment Application						
Unit Summary Table - Original PUD, Existing & Proposed						
11/7/2024						
Approved by the 2004 Rock Gardens Planned Unit Development						
	*RV Pads	Upper Level Cabins	Upper Level Tent Sites	River Terrace CampSites	Upper Level CampSites	**Residential Units
Phase 1	21	11	18	48		1
Phase 2	28	0	0		2	1
Total	49	11	18	48	2	2
Cumulative Total		130				
Note: 1. Rock Gardens PUD Zoning Regulations provided for Dormitory type Accommodations for a maximum of 16 persons within a building also occupied by another Use By Right of the PUD or Mobile Home or RV						
2. "River excursions" shown on the original PUD Phase I site plan are removed from the proposed site plan						
Proposed Minor PUD Amendment						
	*RV Pads	Upper Level Cabins	Upper Level Tent Sites	River Terrace CampSites	River Terrace Cabins	**Residential Units
Existing	***50	10	4	41	4	2
Proposed	11	0				0
Total	61	10	4	41	4	2
Cumulative Total		122				
*Accommodate RVs, Park Trailers & Mobile Homes						
** Units contained within a building also occupied by another Use By Right of this PUD						
***2 Upper Level Campsites were converted to One RV Pad several years ago						

Figure 5 Use Summary Table



### III. COMPREHENSIVE PLAN

The property is in an area designated Commercial on the Future Land Use Map (FLUM). It's also in Glenwood Springs Area of Influence.

### IV. AUTHORITY – APPLICABLE REGULATIONS

The Land Use Table contained in *Section 6-201* of the Land Use and Development Code, designates a **Minor Modification of a PUD Amendment** is subject to a Director's Decision. The Community Development Director has referred the application to the Board of County Commissioners for your review and decision.

*Section 6-203* of the Land Use and Development Code sets forth the Minor PUD Amendment Process. Submittal requirements include:

Section 6-203 PUD Zoning Amendments

Section 6-203(B)(1)(a) Process

Section 6-203(C) Review Criteria

Table 6-201 Common Review Procedures and Required Notice

Table 6-301 and Section 6-302 Application Submittal Requirements

Applicable provisions of Article 7 Standards

The standards are addressed in the Application submittals and in the Staff Analysis section of the Staff Report.

### V. REFERRAL AND PUBLIC COMMENTS

#### Referral comments

1. *Garfield County Road and Bridge, Dale Stephens*: No issues.
2. *CDOT, Brian Killian*: A CDOT access permit isn't required. If need to get into the CDOT ROW for any utility work, then a CDOT utility permit is required.
3. *Garfield County Sheriff's Office, Levy Burris*: No issues or concerns.
4. *Garfield County Vegetation Management, Sarah LaRose*: No issues.
5. *Colorado Department of Public Health and Environment, Air Quality, Brendan Cicione*: Fugitive dust control measures in the Land Development APEN Form APCD-223 must be followed at the site.
6. *Consulting Engineer, Chris Hale*: Concerned about the outdated technology of the current stormwater system. The proposed water quality structure should be designed and sized appropriately for the stormwater anticipated and remove sediments and oils. The improvements to the water system, sewer system and drainage system construction drawings to serve new park models be provided to the staff and reviewed as a condition of approval.

#### Public Comments

Public comments were received and included as an exhibit.

## VI. STAFF ANALYSIS AND CRITERIA

### Code Analysis

#### Section 6-203 PUD Zoning Amendment

##### C. Review Criteria

Minor Modification to a PUD are those that deviate from previously-approved standard or rearrange/reconfigured elevations, structures, parking areas, landscape areas, utilities, or other site improvements in an approved PUD, and that meet all of the following criteria:

1. **Conform to the Comprehensive Plan:** The request is consistent with the Zone District Regulations of the Rock Gardens PUD approved as Resolution No. 2004-69 and revised in 2010 that it's zoned as commercial in the comprehensive plan.
2. **Is consistent with the efficient development and the preservation of the character of the development:** The proposed site plan revisions and uses are consistent with the character of the existing development and uses. The major change to the PUD is the reduction of daily vehicles and guest activities in associated with the rafting operation.
3. **Do not increase the density:** There is no increase in density associated with the proposed modification. The overall density of units is 122 units down from 130 approved units in the PUD guide in 2004.
4. **Do not decrease the amount of dedicated Open Space:** The proposed amendment does not decrease the amount of dedicated Open Space.
5. **Do not affect, in a substantially adverse manner, either the enjoyment of the land abutting upon or across the road from the PUD or the public interest:** The proposed amendment does not affect the enjoyment of the land abutting upon or across the road from the PUD or the public interest. The daily noise and activity from the rafting guests are reduced. The increase of buffering with westside neighbors creates a more enjoyable experience and prevents guest from trespassing. The minor modification also corrects the placement of upper cabins and glamping tents from encroachment on CDOT property.
6. **Do not change the use category of the PUD between the residential, commercial, or industrial uses:** The use category of the PUD will not be changed. RVs and Park Model RVs are a Use by right.
7. **Will not be granted solely to confer a special benefit upon any person:** The proposed amendment will not provide any special benefit to an individual person.

8. **Shall not affect the rights of the residents, occupants, and owners of the PUD to maintain and enforce those provisions at law or in equity:** The proposed amendment will not affect the rights of the residents, occupants and owners of the PUD in compliance of the conditions of approval. Ownership of the entire site remains with the developer.

### Section 4-203 Impact Analysis

The removal of the rafting operation reduces daily impact of bussing rafting participants and parking/traffic impacts. It also reduces the impact and noise on the neighbors along the western side of the property. Installing more landscaping and fencing on the southwest corner after removing the rafting structures will create a better buffer between commercial operation and residents. With the rafting operation gone, the use of water and wastewater will be reduced greatly. The proposed area of the former rafting operation will be revegetated with gravel driveway and parking pads. The proposed located of the 11 RV spaces will include 3 park model RVs. There is a possibility that a couple of upper cabins will be relocated nearby just southeast of proposed park model RVs locations on site plan as 10 and 11. The elimination of the rafting operation also reduced the number of daily guests on the property.

### Section 7 Standards

**Section 7-101 Zone District Use Regulations:** The property is in a PUD.

**Section 7-103 Compatibility:** The parcel is surrounded by CDOT No Name rest area, No Name residential neighborhood, BLM and privately owned open space. US Forest Service land is also nearby but not adjacent.

**Section 7-104 Source of Water:** Two existing wells and storage tanks are located near the entrance that serve the existing central water system. The applicant proposes to add water services to each of the new 11 RV parking spaces. The improvements to the water system are adequate for the proposed uses.

**Section 7-105 Adequate Central Water Distribution and Wastewater Systems:** Currently there's a central wastewater treatment system that has served the property since the original PUD will comply with capacity to serve the current proposal. Engineer drawings for new water and sewer lines for park models spaces will be provided to staff before construction of new improvements.

**Section 7-106 Public Utilities:** Utilities for the proposed RV sites will include an electric pedestal on the back of each unit. The existing power pole and meter used for the rafting operation will be removed, but a new electrical line from the existing transformer will tie into the newly constructed transformer to supply power to the RV spaces.



**Section 7-107 Access and Roadways:** Access to property is by County Road 129 and has one entrance/exit. Asphalt driveway is installed at the entrance to a portion of the upper RV spaces. It turns into a gravel driveway loop around the rest of the RV spaces and community building. Gravel driveway continues to the lower terrace by the water treatment building.

**Section 7-108 Land Subject to Natural Hazards and 7-207 Natural and Geological Hazards:** The lower terrace has been identified as likely to be in the 100 Year Flood Plain. A surveyed map also indicates a 35' high water line setback on the property. There will be no permanent structures in the floodplain indicated on the site plan.

**Section 7-109 Fire Protection:** The parcel is in the Glenwood Springs Fire Department. The property has adequate fire protection with the existing central water system.

**Section 7-203 Protection of Wetlands and Waterbodies:** A portion of the property is located along the Colorado River. The proposed relocation of the lower terrace cabins complies with the 35' setback.

**Section 7-204 Drainage and Erosion:** Applicant proposed to install east storm manhole that was planned but not installed during original Phase 2 of construction. There is an existing grassed drainage swale behind the proposed RV spaces. The western property line drainage swale will be improved to keep the runoff the northern end of the property. There is adequate drainage with the proposed improvements.

**Section 7-206 Wildfire Hazards:** The resort side of the parcel is designated as Lowest Burn Probability on the Wildfire Risk Assessment map. The minor modification will not change the Wildfire Risk Assessment.

**Section 7-208 Reclamation:** Reclamation of disturbed areas will be finished when the lower terrace riverfront cabins, upper-level cabins and glamping tents are relocated.

**Section 7-302 Off Street Parking:** Proposed 18 new parking spaces near the community building for special events. These spaces will utilize the nearest RV sites for parking. Each new park model RV space will have 2 parking spaces, and each RV space will have 1 accessory parking space. The amount of parking spaces is adequate for the proposed uses.

**Section 7-304 Lighting:** Lighting must comply with continuing to be downcast as per original PUD guide from 2004.

## Staff Further Analysis and Discussion

Staff did several site visits to the property. The fence on the east side of the property was constructed before the PUD was approved.



Fig. 6 View of fence on the east side of the property.



Fig. 7 Fence has various openings to CDOT property.

Using that fence as the property line, the applicant has constructed many structures, such as the cabins and glamping tents during various construction phases that ended up not being in the required setbacks or on the property.

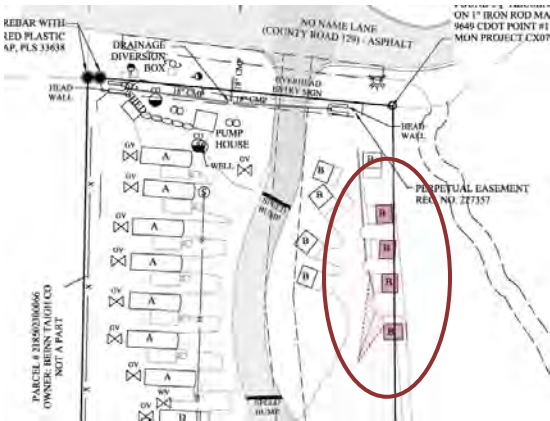


Fig. 8 Survey with cabins off property.



Fig. 9 Surveyed setback and property lines.

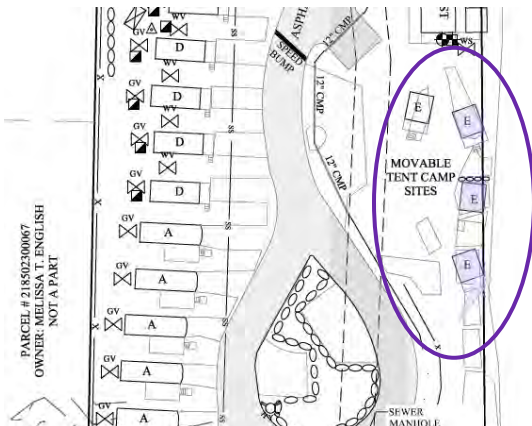


Fig. 10 Survey with glamping tents off property.



Fig. 11 Glamping tent with property mark.



A total of 4 upper level cabins and 3 glamping tents ended up being partially on CDOT property. Applicant will be relocating the upper-level cabins and glamping tents so that it's fully on the property in the required setbacks. Glamping tents will remove the deck so it's on slab after relocation. Relocating cabins will likely remove some current landscaping in that area. The upper cabins may be relocated next to the proposed park model RV spaces 10 and 11 while the glamping tents could be relocated at the interior lower terrace RV spaces where the lower cabins are being relocated.

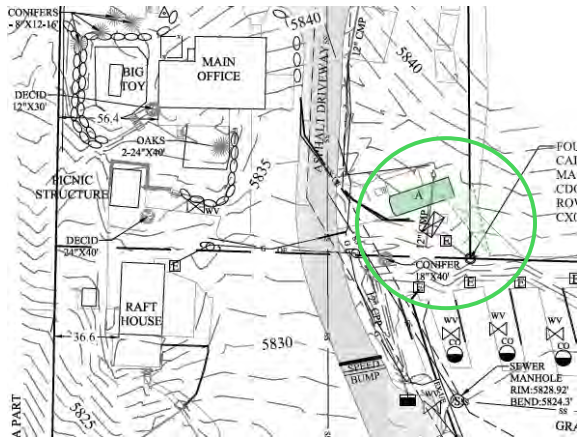


Fig. 12 Survey with park model RV within setback.



Fig. 13 Park model RV within setback of property lines.

The park model RV is currently at 9 feet from the surveyed property line while 15 feet is required for a rear yard setback. Applicant will be modifying the PUD setback for this specific park model space to be allowed to stay in its current place.

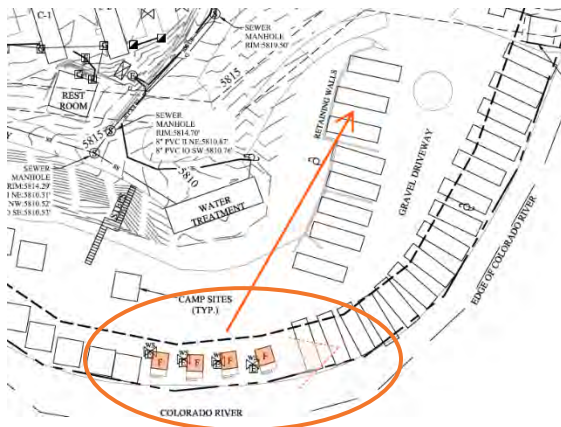


Fig. 14 Survey with lower terrace river front cabins.



Fig. 15 Lower terrace river front cabins.

The riverfront cabins will be put on chassis and moved away from the 35' high water line setback to the interior RV spaces. All unit spaces in the lower terrace will not have permanent structures.



Fig. 16 Below the proposed RV spaces.



Fig. 17 Westside rope fence separating the properties.

The latest site visit provided a better review of potential issues. Trash and other rusted objects were found on the slope under the proposed RV spaces. A thin yellow rope fence is currently used to deter guests from trespassing over to neighbor's property.

The minor modification would correct and strongly mark the property lines, move cabin structures out of the high-water line setback, and reduce daily impacts to the property.

## VII. RECOMMENDED FINDINGS AND CONDITIONS

The Staff Recommendation is for approval of the Minor PUD Modification for the Rock Gardens PUD, subject to the following conditions:

### Suggested Findings of Approval

1. That proper public notice was provided as required for the hearing before the Board of County Commissioners.
2. That the hearing before the Board of County Commissioners was extensive and complete, that all pertinent facts, matters and issues were submitted or could be submitted and that all interested parties were heard at that meeting.
3. That for the above stated and other reasons, the request for a Minor Modification to the Rock Gardens PUD is in the best interest of the health, safety, convenience, order, prosperity, and welfare of the citizens of Garfield County.
4. That the application is in general conformance with Garfield County's Comprehensive Plan 2030, as amended.
5. Subject to compliance with all Conditions of Approval, the application has adequately met the requirements of the Garfield County Land Use and Development Code of 2013, as amended including but not limited to Section 6-203 (C) Review Criteria for Minor PUD Modifications.



## Suggested Conditions of Approval

1. All representations of the Applicant in the Application Submittals and during the Public Hearing shall be considered conditions of approval.
2. Compliance with all Federal, State, and Local regulations for the proposed Minor Modification of the Rock Gardens PUD Amendment.
3. All previous conditions of approval for the PUD shall remain in effect as outlined in Resolution No. 2004-69 except on modified herein and including but not limited to:
  - a. Comply with Section 5.06(2) on exterior lighting.
4. Prior to final execution of resolution of approval, the applicant will update a clean copy of the PUD guide with supplemental sections for the following:
  - a. Define glamping tents in Section 2.
  - b. Update Section 5.08 to include that campfire and fire pit use shall comply with any fire restrictions within the County.
  - c. Update to include fencing requirements. Repair and replace continuous fencing along the westside of the property.
  - d. Update rear yard setback to include a setback requirement of 7.5 feet for specific park model RV site 22 on the upper level of the site plan.
5. Within 6 months of BOCC approval, reclamation is required under the proposed RV spaces to include cleanup of trash and other rusted objects on the hill and near the river's edge.
6. Within 6 months of BOCC approval, the riverfront cabins will be installed with wheels and relocated out of the 35' high water line setback.
7. Prior to placement of park model units, within 90 days of BOCC approval, applicant shall provide engineered drawings on the proposed improvements to water system, sewer system, drainage system, and complete said installations.
8. Prior to placement of park model units, park model RVs shall be approved park model certified to be review and approved by the Chief Building Official.
9. Prior to final execution of resolution of approval, the applicant, with review and approval from staff, will update site plan with the following:
  - a. Update locations of all upper terrace cabins and glamping tents on property in compliance with setbacks.
  - b. Update the location of the relocated riverfront cabins outside the 35' high water mark.
  - c. Clearly label of unit types and improve legibility of revised site plan per staff's review and approval.
10. Extensions of time to complete conditions of approval may be requested from the BOCC.

**From:** [Dale Stephens](#)  
**To:** [Heather MacDonald](#); [Kelly Cave](#); [Chris Bornholdt](#); [Ted White](#); [Jannette Whitcomb](#); [Harry Shiles](#); [Dustin Decrow](#); [Tyler Terry](#); [Levy Burris](#); [Sarah LaRose](#); [Killian - CDOT](#); [Brian](#); [Localreferral - CDPHE](#); [CDPHE](#); [taylor.elm@state.co.us](#); [West - DNR](#); [Molly](#); [bailey.franklin@state.co.us](#); [tom.knowles@state.co.us](#); [ross.mcgee@state.co.us](#); [terry.wygant@state.co.us](#); [kirk.oldham@state.co.us](#); [scott.hoyer@state.co.us](#); [travis.bybee@state.co.us](#); [albert.romero@state.co.us](#); [mark.richman@state.co.us](#); [Stanton - DNR](#); [Jake](#); [matt.yamashita@state.co.us](#); [john.groves@state.co.us](#); [peter.boyatt@state.co.us](#); [samantha.canetti@state.co.us](#); [RLSnyder@blm.gov](#); [Sandoval](#); [Larry W](#); [vbaxter@blm.gov](#); [jkirschvink@fs.fed.us](#); [joseph.fazzi@usda.gov](#); [hannah.klausman@cogs.us](#); [Chris@mountaincross-eng.com](#); [Robin Pitt](#); [steve.sandoval@cogs.us](#); [pwesthoff@za-engineering.com](#); [Kate Collins](#)  
**Subject:** RE: Rock Gardens PUD Amendment PUAA-10-24-9039  
**Date:** Tuesday, March 11, 2025 10:04:50 AM

---

Road and bridge has no issues with this modification to Rock Gardens PUD.

Thanks ,Dale

**From:** Heather MacDonald <hmacdonald@garfieldcountyco.gov>

**Sent:** Monday, March 10, 2025 4:47 PM

**To:** Kelly Cave <kcave@garfieldcountyco.gov>; Chris Bornholdt <cbornholdt@garcosheriff.com>; Ted White <twhite@garfieldcountyco.gov>; Jannette Whitcomb <jwhitcomb@garfieldcountyco.gov>; Harry Shiles <HShiles@garfieldcountyco.gov>; Dale Stephens <DStephens@garfieldcountyco.gov>; Dustin Decrow <ddecrow@garfieldcountyco.gov>; Tyler Terry <tterry@garfieldcountyco.gov>; Levy Burris <lburris@garcosheriff.com>; Sarah LaRose <slarose@garfieldcountyco.gov>; Killian - CDOT, Brian <brian.killian@state.co.us>; Localreferral - CDPHE, CDPHE <cdphe\_localreferral@state.co.us>; taylor.elm@state.co.us; West - DNR, Molly <molly.west@state.co.us>; bailey.franklin@state.co.us; tom.knowles@state.co.us; ross.mcgee@state.co.us; terry.wygant@state.co.us; kirk.oldham@state.co.us; scott.hoyer@state.co.us; travis.bybee@state.co.us; albert.romero@state.co.us; mark.richman@state.co.us; Stanton - DNR, Jake <jake.stanton@state.co.us>; matt.yamashita@state.co.us; john.groves@state.co.us; peter.boyatt@state.co.us; samantha.canetti@state.co.us; RLSnyder@blm.gov; Sandoval, Larry W <lsandoval@blm.gov>; vbaxter@blm.gov; jkirschvink@fs.fed.us; joseph.fazzi@usda.gov; hannah.klausman@cogs.us; Chris@mountaincross-eng.com; Robin Pitt <robin.pitt@cogs.us>; steve.sandoval@cogs.us; pwesthoff@za-engineering.com; Kate Collins <kcollins@midcowatershed.org>

**Subject:** Rock Gardens PUD Amendment PUAA-10-24-9039

Referral Agencies:

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<https://records.garfieldcountyco.gov/WebLink/browse.aspx?id=4054853&dbid=0&repo=GarfieldCounty&cr=1>



We request that your comments be submitted by March 31<sup>st</sup>, or sooner, if possible, to facilitate the review/hearing schedules.

Comments can be submitted directly to my email at [hmacdonald@garfieldcountyco.gov](mailto:hmacdonald@garfieldcountyco.gov)

Please let us know if you have any questions or if you have any difficulty in accessing the file. Thanks in advance for your assistance as your comments are an important component of our review process.

**Heather MacDonald**

**Planner I**

Garfield County Community Development

108 8th Street, Suite 401 Glenwood Springs, CO 81601

o: 970.945.1377 x1605

[hmacdonald@garfieldcountyco.gov](mailto:hmacdonald@garfieldcountyco.gov) [www.garfieldcountyco.gov](http://www.garfieldcountyco.gov)

**From:** [Killian - CDOT, Brian](#)  
**To:** [Heather MacDonald](#)  
**Cc:** [Kandis Aggen - CDOT](#)  
**Subject:** Re: Rock Gardens PUD Amendment PUAA-10-24-9039  
**Date:** Tuesday, March 11, 2025 1:10:45 PM

---

Heather,

Since the expansion isn't increasing traffic, a CDOT access permit is not required and they are good as-is. If they need to get into CDOT ROW for any utility work, a CDOT utility permit is required.

Please let me know if you have any questions.

Thanks,

Brian Killian  
Region 3 Access Program Manager  
Traffic & Safety



P 970-683-6284 | C 970-210-1101 | F 970-683-6290  
222 S. 6th St, Room 100 Grand Junction, CO 81501  
[brian.killian@state.co.us](mailto:brian.killian@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

On Tue, Mar 11, 2025 at 11:15 AM Heather MacDonald  
<[hmacdonald@garfieldcountyco.gov](mailto:hmacdonald@garfieldcountyco.gov)> wrote:

Here's the link to dropbox:

<https://www.dropbox.com/scl/fo/kdw0wk61ro30h1gyh0bna/ABkBxg0nMqSd1s6OeaobCyk?rlkey=kyr48cwxsbsi6keh6na7j4mki&st=45trnbum&dl=0>

One is full size and the other is the reduced quality version.

**Heather MacDonald**

Planner I

Garfield County Community Development

108 8th Street, Suite 401 Glenwood Springs, CO 81601

o: 970.945.1377 x1605

[hmacdonald@garfieldcountyco.gov](mailto:hmacdonald@garfieldcountyco.gov) [www.garfieldcountyco.gov](http://www.garfieldcountyco.gov)



**From:** Killian - CDOT, Brian <[brian.killian@state.co.us](mailto:brian.killian@state.co.us)>  
**Sent:** Tuesday, March 11, 2025 11:04 AM  
**To:** Heather MacDonald <[hmacdonald@garfieldcountyco.gov](mailto:hmacdonald@garfieldcountyco.gov)>  
**Subject:** Re: Rock Gardens PUD Amendment PUAA-10-24-9039

Thanks.

Brian Killian  
Region 3 Access Program Manager  
Traffic & Safety



P 970-683-6284 | C 970-210-1101 | F 970-683-6290

222 S. 6th St, Room 100 Grand Junction, CO 81501

[brian.killian@state.co.us](mailto:brian.killian@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

On Tue, Mar 11, 2025 at 10:59 AM Heather MacDonald  
<[hmacdonald@garfieldcountyco.gov](mailto:hmacdonald@garfieldcountyco.gov)> wrote:

Hi Brian,

I'm working on getting it on dropbox so I send you a link when everything is uploaded.

**Heather MacDonald**

Planner I

Garfield County Community Development

108 8th Street, Suite 401 Glenwood Springs, CO 81601

o: 970.945.1377 x1605

[hmacdonald@garfieldcountyco.gov](mailto:hmacdonald@garfieldcountyco.gov) [www.garfieldcountyco.gov](http://www.garfieldcountyco.gov)

---

**From:** Killian - CDOT, Brian <[brian.killian@state.co.us](mailto:brian.killian@state.co.us)>  
**Sent:** Tuesday, March 11, 2025 10:41 AM  
**To:** Heather MacDonald <[hmacdonald@garfieldcountyco.gov](mailto:hmacdonald@garfieldcountyco.gov)>  
**Cc:** Kandis Aggen - CDOT <[kandis.aggen@state.co.us](mailto:kandis.aggen@state.co.us)>  
**Subject:** Re: Rock Gardens PUD Amendment PUAA-10-24-9039

Heather,

The links aren't working for CDOT. Can you please send this referral another way?

Thanks,

Brian Killian  
Region 3 Access Program Manager  
Traffic & Safety



P 970-683-6284 | C 970-210-1101 | F 970-683-6290

222 S. 6th St, Room 100 Grand Junction, CO 81501

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On Mon, Mar 10, 2025 at 4:50 PM Heather MacDonald  
<[hmacdonald@garfieldcountyco.gov](mailto:hmacdonald@garfieldcountyco.gov)> wrote:

Referral Agencies:

Attached is a referral request for a Minor Modification to Rock Gardens PUD aka Glenwood Canyon Resort to accommodate a change in the location of uses in a limited area of the approved site plan. Removing the rafting facility to add more RV spaces, move cabins/glamping tents, and general facility improvements.

The request includes a link to review the complete application, and the link is also included below:

<https://records.garfieldcountyco.gov/WebLink/browse.aspx?id=4054853&dbid=0&repo=GarfieldCounty&cr=1>

We request that your comments be submitted by March 31<sup>st</sup>, or sooner, if possible, to facilitate the review/hearing schedules.

Comments can be submitted directly to my email at [hmacdonald@garfieldcountyco.gov](mailto:hmacdonald@garfieldcountyco.gov)

Please let us know if you have any questions or if you have any difficulty in accessing the file. Thanks in advance for your assistance as your comments are an important component of our review process.

**Heather MacDonald**

Planner I

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---

Staff email addresses are shifting to end in @[garfieldcountyco.gov](mailto:garfieldcountyco.gov). However, personal names/prefixes on email addresses will remain the same. Please update our contact information domain.

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**From:** [Levy Burris](#)  
**To:** [Heather MacDonald](#)  
**Cc:** [Chris Bornholdt](#)  
**Subject:** RE: Rock Gardens PUD Amendment PUAA-10-24-9039  
**Date:** Wednesday, March 12, 2025 11:01:48 AM

---

Heather, The Garfield County Sheriff's Office has no issues or concerns regarding this PUD Amendment application Rock Gardens PUD Amendment PUAA-10-24-9039. If you have any questions, feel free to call me at 970-989-3042.

Levy Burris  
Emergency Operations Sergeant  
Garfield County Sheriff's Office

---

**From:** Heather MacDonald <hmacdonald@garfieldcountyco.gov>  
**Sent:** Monday, March 10, 2025 4:47 PM  
**To:** Kelly Cave <kcave@garfieldcountyco.gov>; Chris Bornholdt <cbornholdt@garcosheriff.com>; Ted White <twhite@garfieldcountyco.gov>; Jannette Whitcomb <jwhitcomb@garfieldcountyco.gov>; Harry Shiles <HShiles@garfieldcountyco.gov>; Dale Stephens <DStephens@garfieldcountyco.gov>; Dustin Decrow <ddecrow@garfieldcountyco.gov>; Tyler Terry <tterry@garfieldcountyco.gov>; Levy Burris <lbarris@garcosheriff.com>; Sarah LaRose <slarose@garfieldcountyco.gov>; Killian - CDOT, Brian <brian.killian@state.co.us>; Localreferral - CDPHE, CDPHE <cdphe\_localreferral@state.co.us>; taylor.elm@state.co.us; West - DNR, Molly <molly.west@state.co.us>; bailey.franklin@state.co.us; tom.knowles@state.co.us; ross.mcgee@state.co.us; terry.wygant@state.co.us; kirk.oldham@state.co.us; scott.hoyer@state.co.us; travis.bybee@state.co.us; albert.romero@state.co.us; mark.richman@state.co.us; Stanton - DNR, Jake <jake.stanton@state.co.us>; matt.yamashita@state.co.us; john.groves@state.co.us; peter.boyatt@state.co.us; samantha.canetti@state.co.us; RLSnyder@blm.gov; Sandoval, Larry W <lsandoval@blm.gov>; vbaxter@blm.gov; jkirschvink@fs.fed.us; joseph.fazzi@usda.gov; hannah.klausman@cogs.us; Chris@mountaincross-eng.com; Robin Pitt <robin.pitt@cogs.us>; steve.sandoval@cogs.us; pwesthoff@za-engineering.com; Kate Collins <kcollins@midcowatershed.org>  
**Subject:** Rock Gardens PUD Amendment PUAA-10-24-9039

#### Referral Agencies:

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Comments can be submitted directly to my email at [hmacdonald@garfieldcountyco.gov](mailto:hmacdonald@garfieldcountyco.gov)

Please let us know if you have any questions or if you have any difficulty in accessing the file. Thanks in advance for your assistance as your comments are an important component of our review process.

**Heather MacDonald**

**Planner I**

Garfield County Community Development  
108 8th Street, Suite 401 Glenwood Springs, CO 81601  
o: 970.945.1377 x1605

[hmacdonald@garfieldcountyco.gov](mailto:hmacdonald@garfieldcountyco.gov) [www.garfieldcountyco.gov](http://www.garfieldcountyco.gov)

---

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**From:** [Sarah LaRose](#)  
**To:** [Heather MacDonald](#)  
**Subject:** Re: Rock Gardens PUD Amendment PUAA-10-24-9039  
**Date:** Wednesday, March 12, 2025 3:25:46 PM

---

Hi Heather,

Vegetation Management has no issues with the Rock Gardens PUD Modification.

Thank,

Sarah

---

**From:** Heather MacDonald <hmacdonald@garfieldcountyco.gov>  
**Sent:** Monday, March 10, 2025 4:47 PM  
**To:** Kelly Cave <kcave@garfieldcountyco.gov>; Chris Bornholdt <cbornholdt@garcosheriff.com>; Ted White <twhite@garfieldcountyco.gov>; Jannette Whitcomb <jwhitcomb@garfieldcountyco.gov>; Harry Shiles <HShiles@garfieldcountyco.gov>; Dale Stephens <DStephens@garfieldcountyco.gov>; Dustin Decrow <ddecrow@garfieldcountyco.gov>; Tyler Terry <tterry@garfieldcountyco.gov>; Levy Burris <lburris@garcosheriff.com>; Sarah LaRose <slarose@garfieldcountyco.gov>; Killian - CDOT, Brian <brian.killian@state.co.us>; Localreferral - CDPHE, CDPHE <cdphe\_localreferral@state.co.us>; taylor.elm@state.co.us <taylor.elm@state.co.us>; West - DNR, Molly <molly.west@state.co.us>; bailey.franklin@state.co.us <bailey.franklin@state.co.us>; tom.knowles@state.co.us <tom.knowles@state.co.us>; ross.mcgee@state.co.us <ross.mcgee@state.co.us>; terry.wygant@state.co.us <terry.wygant@state.co.us>; kirk.oldham@state.co.us <kirk.oldham@state.co.us>; scott.hoyer@state.co.us <scott.hoyer@state.co.us>; travis.bybee@state.co.us <travis.bybee@state.co.us>; albert.romero@state.co.us <albert.romero@state.co.us>; mark.richman@state.co.us <mark.richman@state.co.us>; Stanton - DNR, Jake <jake.stanton@state.co.us>; matt.yamashita@state.co.us <matt.yamashita@state.co.us>; john.groves@state.co.us <john.groves@state.co.us>; peter.boyatt@state.co.us <peter.boyatt@state.co.us>; samantha.canetti@state.co.us <samantha.canetti@state.co.us>; RLSnyder@blm.gov <RLSnyder@blm.gov>; Sandoval, Larry W <lsandoval@blm.gov>; vbaxter@blm.gov <vbaxter@blm.gov>; jkirschvink@fs.fed.us <jkirschvink@fs.fed.us>; joseph.fazzi@usda.gov <joseph.fazzi@usda.gov>; hannah.klausman@cogs.us <hannah.klausman@cogs.us>; Chris@mountaincross-eng.com <Chris@mountaincross-eng.com>; Robin Pitt <robin.pitt@cogs.us>; steve.sandoval@cogs.us <steve.sandoval@cogs.us>; pwesthoff@za-engineering.com <pwesthoff@za-engineering.com>; Kate Collins <kcollins@midcowatershed.org>  
**Subject:** Rock Gardens PUD Amendment PUAA-10-24-9039

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**Heather MacDonald**

Planner I

Garfield County Community Development

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o: 970.945.1377 x1605

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**COLORADO**  
Department of Public  
Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

Heather MacDonald  
Planner I  
Garfield County Community Development  
108 8th Street, Suite 401 Glenwood Springs, CO 81601

**VIA EMAIL**

RE: Rock Gardens PUD Amendment PUAA-10-24-9039

Dear Heather MacDonald,

The Colorado Department of Public Health and Environment's Air Pollution Control Division (APCD or Division) received a request for an air quality administrative review concerning the proposed Rock Gardens PUD Amendment as described in your correspondence dated March 10, 2025. The Division has reviewed the project letter and respectfully offers the following comments. Please note that the following Air Quality Control Commission (AQCC) regulations may not be inclusive of the regulations the proposed project will be subject to. It is the responsibility of the involved parties to determine what regulations they are subject to and follow them accordingly.

**Land Development**

We also note that projects similar to this proposal often involve land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulated by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. It is important to note that even if a permit is not required, fugitive dust control measures including the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	
Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance





## Synthetic or Natural Cover for Slopes

Please refer to the website <https://cdphe.colorado.gov/apens-and-air-permits> for information on land use APENs and permit forms. Click on “Land Development” to access the land development specific APEN form. Please contact KC Houlden, Construction Permits Unit Supervisor, at 303-692-4092, [kenneth.houlden@state.co.us](mailto:kenneth.houlden@state.co.us) if you have any specific questions about APENs and permit forms.

If you have any other questions or need additional information, please use the contact info listed above, or e-mail or call me directly. Thank you for contacting the Air Pollution Control Division about your project.

Sincerely,  
Brendan Cicone  
Air Quality and Transportation Planner  
General SIP Unit  
Air Pollution Control Division  
Colorado Department of Public Health and Environment  
303-691-4104 // [brendan.cicone@state.co.us](mailto:brendan.cicone@state.co.us)





**MOUNTAIN CROSS  
ENGINEERING, INC.**

Civil and Environmental Consulting and Design

March 31, 2025

Ms. Heather MacDonald  
Garfield County Community  
Development Department  
108 8<sup>th</sup> Street, Suite 401  
Glenwood Springs, CO 81601

**RE: Review of the Amended PUD for Rock Gardens: PUAA-10-24-9039**

Dear Heather:

This office has performed a review of the documents provided for the Rock Gardens PUD Amendment application. The submittal was found to be thorough and well organized. The review generated the following comments:

1. The application materials state that in previous approvals stormwater quality was to be provided with two structures; of which only one was built. The structures, proposed at that time, were the "Snout" which might be considered an outdated technology because the capture volume and sediment times were not typically determined. The Amended PUD proposes to install the missing water quality structure. This proposed structure should be designed and sized appropriately for the stormflows anticipated and to remove sediments and oils. Design and calculations should be provided to Garfield County prior to beginning any construction.
2. The application materials propose improvements to the water system, sewer system, and the drainage system will be necessary. A conceptual plan of anticipated improvements was provided but no construction level plan sheets were provided. Providing these should be a condition of approval and be available for review by Garfield County prior to beginning any construction.

Feel free to call if you have any questions or comments.

Sincerely,  
Mountain Cross Engineering, Inc.

Chris Hale, PE

**From:** [Melissa English](#)  
**To:** [Heather MacDonald](#)  
**Subject:** Rock Gardens PUD modifications  
**Date:** Wednesday, March 26, 2025 10:24:32 PM

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Hi Heather,

I have resided in No Name for 45 years. My residence is located adjacent to the office and the existing building that accommodated the rafting operation. The PUD modifications will impact my residence.

My areas of concern are:

- 1) Smoke pollution: smoke from campfires infiltrates my home and causes my smoke alarms to activate. Additional cabins and RV spots will impact my residence if campfires are allowed.
- 2) Light pollution: the existing lighting is not covered to direct the lighting downward, because of this the spot lights light up the entire canyon, even across the Colorado river. The light also filters thru my bedroom windows and they are left on all night.
- 3) Long term rentals: the existing PUD was granted with the understanding that the cabins and RV spaces would have a maximum stay. During the winter months the cabins and RV spaces have been rented on a long term semi permanent basis. Several of the RVs have been skirted and large capacity propane tanks are hooked up for long term occupancy.
- 4) Fencing: the PUD required fencing be installed along the shared property line to discourage public visitors from trespassing on the adjacent private property. the fence has not been maintained, it is in disrepair and has many sections that are missing completely.

I will send photos in separate emails to validate long term rentals and fence condition. My concern is if the modifications are granted it will only add to the existing problems that impact the quality of life in my home. (Mainly smoke and light pollution) Perhaps there are possible solutions to my concerns that can be discussed.

Melissa T. English  
94 Windsor Court  
No Name



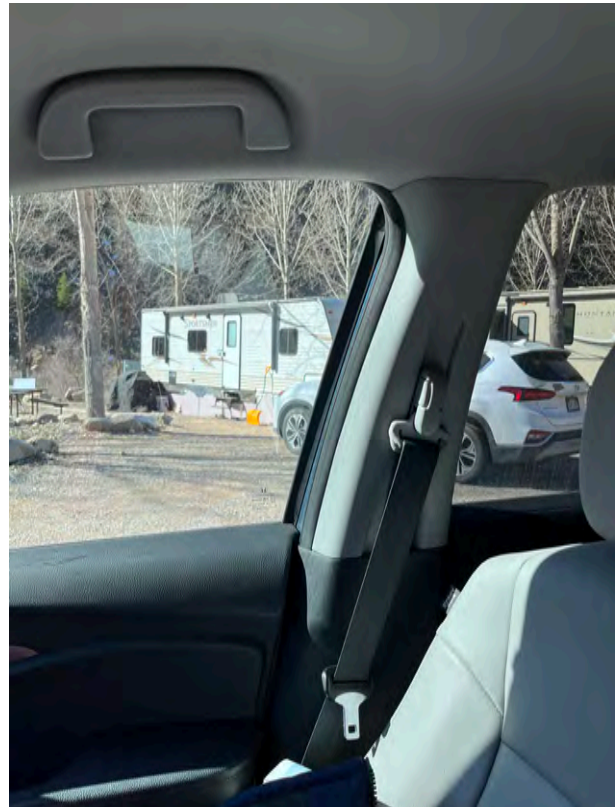
**From:** [Melissa English](#)  
**To:** [Heather MacDonald](#)  
**Subject:** Rock Gardens PUD  
**Date:** Wednesday, March 26, 2025 10:33:49 PM

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Heather, I have attached photos that present the long term rentals of the RV spaces at Rock Gardens.

Thank you,  
Melissa T. English



**From:** [Melissa English](#)  
**To:** [Heather MacDonald](#)  
**Subject:** Fwd: rock gardens  
**Date:** Wednesday, March 26, 2025 9:41:40 PM

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Heather,  
I have attached a few photos to present that the fence is in disrepair and missing sections.  
I will send additional e-mails.  
Thank you,  
Melissa English  
94 Windsor Court, No Name.  
| Fence between Rock Gardens and English residence.

