

RESOLUTION 53-2025

A RESOLUTION IMPOSING A TEMPORARY MORATORIUM ON THE DEVELOPMENT OF RECREATIONAL VEHICLE PARKS IN ALL UNINCORPORATED PORTIONS OF WASHINGTON COUNTY PENDING CONSIDERATION OF THE ADOPTION OF REGULATIONS CONCERNING RECREATIONAL VEHICLE PARKS

WHEREAS, the County will be commencing the process to determine whether the County should regulate recreational vehicle parks in Washington County and possibly adopt regulations;

WHEREAS, the County, during this process, desires to impose a moratorium on the development of recreational vehicle parks;

WHEREAS, the Local Government Land Use Control Enabling Act, C.R.S. § 29-20-101 *et seq.*, provides the County with the broad authority to plan for and regulate the use of land in order to provide for orderly development while balancing the health, safety and welfare of its citizens;

WHEREAS, the Local Government Land Use Control Enabling Act authorizes local governments within their respective jurisdictions to plan for and regulate the use of land by, among other actions, regulating development and activities in hazardous areas; protecting land from activities that would cause immediate or foreseeable material danger to significant wildlife habitat; regulating the use of land on the basis of the impact thereof on the community or surrounding areas; and otherwise planning for and regulating the use of land so as to provide for the planned and orderly use of land;

WHEREAS, the Board believes it has the responsibility to its residents to plan for and regulate the use of land for the purposes laid out in the Local Government Land Use Control Enabling Act as well as those purposes specified in other applicable state and federal statutes and common law grants of authority, and to promote the health, safety and general welfare of its residents;

WHEREAS, the County needs a reasonable period of time to consider regulating recreational vehicles parks in an orderly manner to protect the public's health, safety and welfare;

WHEREAS, the Board estimates that the time needed to determine appropriate regulations is approximately eight (8) months;

WHEREAS, if recreational vehicle parks are developed prior to the County having adequate time to conduct the appropriate studies and adopt appropriate regulations, the Board believes irreparable harm will be done to the public health, safety, and welfare;

WHEREAS, the U.S. Supreme Court and the Colorado Supreme Court recognize that in the field of land use regulation, temporary moratoria of reasonable duration are often employed to preserve the status quo in a particular area while developing a long-term plan for development;

WHEREAS, in countering the incentive of property owners to develop their property quickly to avoid the consequences of an impending land use plan for the jurisdiction, moratoria are a crucial tool for local governments and, therefore, pursuant to express and implied authority granted by the Colorado Revised Statutes and multiple Colorado and federal legal decisions upholding temporary moratoria on land use development while regulations are considered, the Board has the legal authority to adopt a temporary moratorium in this situation;

WHEREAS, at its meeting on November 18, 2024, the Washington County Planning Commission recommended that the Board of County Commissioners impose a moratorium on the development of recreational vehicle parks; and

WHEREAS, in light of the foregoing recitals and findings, after a duly noticed public meeting held on October 14, 2025, the Board desires to adopt this temporary moratorium to protect the public health, safety, and welfare, and to avoid development which, during the County's planning and land use regulation amendment process, may contravene the results of this review and process put the public at risk.

NOW BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, COLORADO:

1. This temporary moratorium shall take effect immediately. No person or entity shall develop a recreational vehicle park in unincorporated Washington County.

2. This temporary moratorium shall remain in place until June 30th, 2026, unless terminated or extended.

3. County staff are hereby directed to work with the Washington County Planning Commission to analyze and develop any necessary regulations for recreational vehicle parks sufficient to protect the public health, safety and welfare.

DATED this 14th day of October, 2025.

**BOARD OF COUNTY COMMISSIONERS
WASHINGTON COUNTY, COLORADO**

Giselle Jefferson
Chairman

Brandy West
Commissioner

Scott H. Kenny
Commissioner

Annie Kuntz
Annie Kuntz, Clerk to the Board

