

**TOWN OF RED CLIFF, COLORADO
ORDINANCE 6, SERIES 2024**

**AN ORDINANCE AMENDING CHAPTER 10 OF THE TOWN OF RED CLIFF
MUNICIPAL CODE CONCERNING REGULATION OF CAMPING AND LODGING
WITHIN THE TOWN OF RED CLIFF**

WHEREAS, the Town of Red Cliff ("Town") is a municipal corporation and body politic organized under the laws of the State of Colorado and possessing the maximum powers, authority and privileges to which it is entitled under Colorado law;

WHEREAS, the Town, by virtue of its status, may adopt ordinances relative to local municipal matters as are necessary to effectuate the purposes and intent of the powers granted to municipalities; and

WHEREAS, the Town, acting by and through the Board of Trustees (the "Board"), has the power to amend the Municipal Code of the Town (the "Code") and all such amendments shall become a part of the Code;

WHEREAS, the Board finds that camping and lodging on property without consent within the Town is a matter of public concern and that regulation of camping and lodging would preserve the health, safety, and general welfare of the citizens and guests of the Town;

WHEREAS, Chapter 10 Article 4 of the Code shall be amended to read as follows:

Sec. 10-4-150. - Overnight camping.

(a) Public places. It is unlawful for any person to reside overnight in any tent, shelter, mobile home, recreational vehicle, trailer, camper or any other temporary or movable shelter on any public street, way, sidewalk or public place within the Town open for the use of the public, whether publicly or privately owned, including public parking lots.

(b) It is unlawful for any person to reside temporarily on any parcel in the Town, including on privately owned property, not specifically designated for camping or temporary lodging, for a period of time longer than seven (7) days, in any tent, shelter, mobile home, recreational vehicle, trailer, camper or any other temporary or movable shelter that has not been permanently attached to the land and/or received appropriate approvals from the Town. Trying to avoid the intent of this Section by moving the unit within the Town limits does not start a new 7-day period.

(c) A temporary use permit shall be obtained from the Town for any overnight camping for a period of time longer than seven (7) days. Such application shall be made on forms prescribed by the Town Administrator. Overnight camping shall not be permitted for more than fourteen (14) days in any thirty-consecutive-day period. Notwithstanding the foregoing, a person who holds an active building permit issued in accordance with Chapter 18 of this Code may obtain, subject to applicable fees, an administrative extension coterminous with the term of the building permit. A temporary use permit issued in accordance with this Section shall conform with all applicable Town ordinances and contain such restrictions deemed appropriate by the Town Administrator, including the following mandatory restrictions:

(1) The mobile home, recreational vehicle, trailer, camper or any other temporary or movable

shelter must have current registration, permits and licenses as required by this Code and the State.

(2) Required off-street parking for the residence must not be occupied or blocked for use during the camping period.

(3) Sanitary facilities must be available for use twenty-four (24) hours a day, and the site shall be kept clean and clear from refuse and debris.

(4) Propane tanks and other heating and cooling devices must be properly secured.

(5) No generators are permitted, nor is any equipment permitted that makes unreasonable or excessive noise.

(d) In addition to any penalties provided for herein, any tent, shelter, mobile home, recreational vehicle, trailer, camper or any other temporary or movable shelter placed or parked in violation of this Section shall be subject to removal or towing, after a one-time-only warning by the Town. Such removal or towing shall be done without notice, at the expense of the owner; vehicles towed shall have a lien upon them by the Town or by the tow company for towing and storage charges and shall be held until paid, or sold if the charges are not paid within thirty (30) days.

NOW, THEREFORE, THE TOWN OF RED CLIFF ORDAINS:

Section 1: The Board hereby amends the Code to create a new subsection 10-4-150. Overnight Camping.

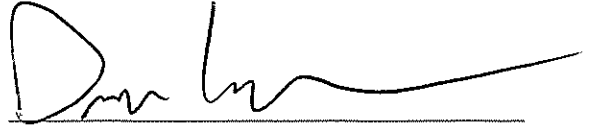
Section 2: Findings. The Board hereby finds, determines and declares that this Ordinance is necessary and proper to maintain lawful liability.

Section 3: Severability. If any section, paragraph, clause, provision or part of this Ordinance is for any reason held to be invalid or unenforceable, the remainder of this Ordinance shall continue in full force and effect, it being the intent of the Board that this Ordinance would have been adopted even if such invalid or unenforceable matter had not been included therein. It is further declared that if any section, provision or part of this Ordinance, or the application thereof to any person or circumstance, is held invalid, the remainder of the Ordinance and the application thereof to other persons shall not be affected thereby.

Section 4: Effective Date. This Ordinance will become effective thirty days after publication thereof following final passage.


INTRODUCED, TITLE READ IN FULL, APPROVED ON THE FIRST READING AND ORDERED POSTED IN FULL THIS 17TH DAY OF DECEMBER 2024. A public hearing on the SECOND READING of this Ordinance will be held at the regular meeting of the Board of Trustees of the Town of Red Cliff on the 7th day of January 2025 at 7:30 p.m. in the Town Hall of the Town of Red Cliff.

TOWN OF RED CLIFF, COLORADO

A handwritten signature in black ink, appearing to read 'Duke Gerber', written over a horizontal line.

Duke Gerber, Mayor

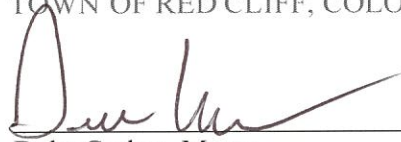
ATTEST:

A handwritten signature in black ink, appearing to read 'Melissa Matthews', written over a horizontal line.

Melissa Matthews, Town Clerk

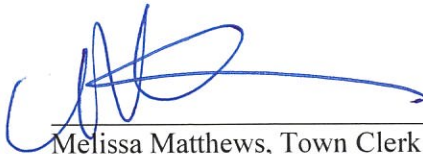
ADOPTED AND ORDERED PUBLISHED on this 7th day of January, 2025

TOWN OF RED CLIFF, COLORADO



Duke Gerber, Mayor

ATTEST:



Melissa Matthews, Town Clerk

