ORDINANCE 379

AN EMERGENCY ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF IGNACIO, COLORADO, TEMPORARILY SUSPENDING THE TIME LIMIT ON OCCUPATION OF RECREATIONAL VEHICLES, ESTABLISHING A TEMPORARY REGISTRATION PROCESS, AND DECLARING AN EMERGENCY IN RESPONSE TO FLOODING

WHEREAS, the Town of Ignacio (the "Town") is a Colorado statutory town with authority to regulate land use and to adopt ordinances necessary for the public health, safety, and welfare; and

WHEREAS, Chapter II, Section 4 of the Town's Land Use Code (the "Code") limits the time a recreational vehicle can be occupied to no more than seven (7) consecutive days and a total of 21 days per year; and does no allow recreational vehicles to be parked on Goddard Avenue; and

WHEREAS, beginning on or about October 20, 2026 and continuing through November 2, 2026, the Town and surrounding areas of La Plata County received several inches of rainfall, which has caused the Pine River and associated drainages to exceed their banks, resulting in flooding in and around the Town that has destroyed homes and left others uninhabitable until they can be inspected and repaired; and

WHEREAS, on November 3, 2026 the principal executive officer of the Town declared a local disaster emergency arising from the flooding pursuant to C.R.S. § 24-33.5-709. On October 27, 2026 La Plata County declared a local disaster emergency. The State of Colorado declared a disaster emergency on October 22, 2026; and

WHEREAS, the displaced residents, their families, and the contractors, inspectors, and relief workers responding to the flood need short-term housing in or near the Town right away; and

WHEREAS, the Board of Trustees finds that temporarily allowing recreational vehicle owners to make their recreational vehicles available to family and/or other displaced flood victims after a simple registration, while keeping basic safety and neighborhood standards in place, is necessary to protect the public health and safety;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF IGNACIO, COLORADO:

Section 1. Findings and Declaration of Emergency

As required by C.R.S. 31-16-105, the Board of Trustees finds and declares that this ordinance is necessary for the immediate preservation of the public health and safety, for the following reasons:

1. Flooding has destroyed dwellings in the Town and made others unsafe to occupy until they are inspected and repaired.
2. Displaced residents, including families with children, older adults, and people with disabilities, need safe shelter now. Without it they face exposure, crowded conditions, or having to leave the community.
3. Recovery workers, inspectors, contractors, and utility crews need lodging near the Town to restore homes and infrastructure quickly.
4. There is too little hotel, motel, and long-term rental housing in and near the Town to meet the immediate demand.
5. The current restrictions on recreational vehicle occupation is not sufficient to provide for housing needs during the long-term recovery from this disaster.
6. Any delay in the effective date of this ordinance would prolong displacement and slow recovery, endangering public health and safety.

This ordinance therefore takes effect immediately upon adoption by an affirmative vote of at least three-fourths of the members of the Board of Trustees.

Section 2. Temporary Authorization of Recreational Vehicle Occupation; Registration

(a) Permit requirement suspended. While this ordinance is in effect, the time limitation for recreational vehicle occupancy is suspended. A "recreational vehicle" may be parked and occupied in the AG, R-1, R-2, and R-3 zones, and in any other zone where dwellings are allowed, after it is registered under subsection (c).

(b) Definition. A "recreational vehicle" is defined in the Chapter 2 of the Municipal Code under the definitions section. A recreational can be used at no charge or rented based on the owner's discretion. A single stay during the disaster recovery may not exceed 180 consecutive days.

(c) Registration. Before the first rental, the owner shall file a registration form with the Town. The form shall include:

1. the property address and the owner's name and contact information;
2. the number of people that will be housed in the recreational vehicle;
3. the name, address, and 24-hour telephone number of the local contact person required by Section 3;

Section 3. Standards That Continue to Apply

Every recreational vehicle occupation shall meet the following standards. Unless this section says otherwise, they are the standards of Code Chapter 2, Section 4, Subsection 2, Subsections d and e.

(a) Occupancy. The number of occupants may not exceed the number of beds in each recreational vehicle.

(b) Life safety. Each recreational vehicle shall have:

1. a working fire extinguisher;
2. working smoke alarms and carbon monoxide alarms as required by the Town's adopted building codes; and
3. at least one unobstructed emergency exit.

(c) Taxes and licenses. The owner shall obtain a Town sales tax license and business license within 30 days after registration. The owner shall collect and remit all applicable sales taxes. Stays by households displaced by the flood are exempt from Town lodging tax.

(d) Inspection. The Administrator or Building Official may inspect a recreational vehicle at a reasonable time, with reasonable notice to the owner, to confirm that it meets this section.

Section 4. Duration and Sunset

(a) This ordinance expires 180 days after its effective date unless the Board of Trustees repeals it or extends it by ordinance before then.

(b) When this ordinance expires, every registration issued under it ends. A recreational vehicle must then be unoccupied and/or returned to its storage location with no further occupation.

(c) A tenancy that began before expiration may continue to the end of its agreed term, up to 60 days after expiration.

(d) A registration is not a vested right.

Section 5. Enforcement and Revocation

(a) A violation of this ordinance is a violation of the Code and is subject to the penalties of Section 2.1.6.

(b) The Administrator may suspend or revoke a registration after written notice to the owner if the rental:

1. violates Section 3;
2. is the subject of repeated, verified complaints; or
3. poses a threat to health or safety.

The owner may appeal a revocation to the Board of Trustees within ten (10) days after receiving notice.

Section 6. Relationship to Code

This ordinance controls over any conflicting provision of the Code while it is in effect. All other provisions of Code Chapter 2 Section 4 and the Town's adopted building codes remain in full force.

Section 7. Severability
If any section, sentence, clause, or phrase of this ordinance is held invalid, the remaining provisions remain in effect. The Board of Trustees declares it would have adopted this ordinance and each part of it regardless of whether any one part is declared invalid.

Section 8. Effective Date
Under C.R.S. 31-16-105 and the findings in Section 1, this ordinance takes effect immediately upon adoption by an affirmative vote of at least three-fourths of the members of the Board of Trustees. It shall be published by Title Only, as permitted in Ordinance 313, adopted on February 11, 2014.

Section 9. Safety Clause.

The Board of Trustees hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance bears a rational relation to the legislative object sought to be obtained.

INTRODUCED, READ, PASSED, AND ADOPTED AS AN EMERGENCY ORDINANCE BY AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF THE MEMBERS OF THE BOARD OF TRUSTEES OF THE TOWN OF IGNACIO, COLORADO, THIS 9TH DAY OF NOVEMBER, 2026.

TOWN OF IGNACIO, COLORADO

Alison deKay, Mayor

ATTEST:

Tuggy Dunton, Clerk/Treasurer