



Dear Esteemed Members of the Committee,

My name is Jared Petsche, and I am writing on behalf of the Northwest Colorado Council of Governments Water Quality Quantity Committee (QQ), representing 40 local governments in the headwater's region, including Grand, Summit, Eagle, Pitkin, and Gunnison counties, to express our opposition to Senate Bill 24-213.

QQ has diligently worked since the 1970s to safeguard water and environmental resources through local regulatory measures. We are concerned that Senate Bill 24-213 would undermine local government's ability to do so by creating an exemption from county short-term rental licensing for certain structures located in unincorporated areas of a county that are used for recreational purposes and do not receive public services. We can imagine a scenario where a landowner places 10 or 20 yurts on their property for "recreational purposes" and lists them for short term rentals without any County licensing. The scope of this exemption is significant.

Short term licensing may often be the best tool for counties to track structures that wouldn't otherwise require permitting under County regulations—so the licensing provides important oversight to understand the use of the property and possible impacts to public health or the environment.

Unfortunately, the Senate amendment that included a "saving provision" did not remedy this problem, as public health and safety regulation must now be "reasonably compatible with the recreational use of the structure." Counties and landowners will be arguing in court about what this means to the detriment of public health and the environment.

This is not an issue that needs to be resolved in the last 7 days of session, but instead a narrower bill should be crafted over the course of the next year to find a solution that works for counties as well as landowners.

We urge you to oppose Senate Bill 24-213.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Jared Petsche". The signature is written in a cursive, flowing style.

**Jared Petsche**  
*Northwest Colorado Council of Governments,  
Water Quality Quantity Committee (QQ)*

**Legislative Liaison**  
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**OURAY  
CLIMBERS  
ALLIANCE**

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May 4, 2024

State, Civic, Military, & Veterans Affairs  
Colorado General Assembly  
200 E Colfax Avenue  
Denver, CO 80203

via electronic written testimony:

<https://www2.leg.state.co.us/CLICS/CLICS2024A/commsumm.nsf/signup.xsp?h=Webex>

**Re: SB24-213 Exempt Certain Structures from County Regulation”**

Dear Honorable Committee Members:

I am writing to you on behalf of the Ouray Climbers Alliance, a local climbing organization whose mission is to serve as a unified voice for climbers in Ouray County and surrounding areas through advocacy, stewardship, and education.

We strongly oppose SB24-213 “Exempt Certain Structures from County Regulation”.

The proposed bill in its current form will jeopardize public climbing access throughout our county and beyond. Many of our climbing areas are either located on private parcels, or are located on public lands but are accessed by crossing private tracts. The proposed bill will potentially increase land values exponentially, create land speculation and will either permanently close access to recreational users across the state of Colorado and in Ouray County and/or create insurmountable barriers for climbing organizations like ours in negotiating for and securing recreational and conservation easements.

We respectfully urge you to vote against SB24-213.

Sincerely,

Dolgio Nergui (she/her/hers)  
Ouray Climbers Alliance

**House State, Civic, Military, & Veterans Affairs**

**05/04/2024 Upon Adjournment**

**SB24-213 Exempt Certain Structures from County Regul**

**Typed Text of Testimony Submitted**

<b>Name, Position, Representing</b>	<b>Typed Text of Testimony</b>
Trevor Peterson Against themselves	<p>Dear Committee,</p> <p>I am writing to express my deep concern about SB24-213. After reading through parts of the bill, especially section VI, I have deep concerns about the unintended (or perhaps intended) consequences of passage of this bill.</p> <p>I believe that passage of this bill will result in rapid commercialization and attempts at privatization of the backcountry areas of Colorado. This will be felt especially strongly by rural Colorado, which is already grappling with overuse and overtourism over the past 10 years. Removing counties statutory authority to manage their growth and unincorporated areas will severely damage the communities. One of the guiding principles of Colorado governance is Local Control, and this policy would greatly erode this principle.</p> <p>Thank you for your consideration.</p>
Ames Risch Against themselves	<p>My name is Ames Risch and I live in Ouray, Colorado. I am strongly against bill SB24-213. We work hard in this county to protect and preserve our fragile high altitude back-country - the views, the wildlife, the land itself, and the user experience. Our county regulations are carefully thought out to protect these areas, the environment and wildlife, and our health against potential and irreversible harm. Our county regulations about septic, noise, visual impact, lighting, and trash are not opposed to development but instead are the thoughtful regulation of it to benefit us. These regulations protect the land, human health and wildlife. SB24-213 would take all that away. Please don't allow it to pass.</p> <p>Thank you, Ames Risch</p>

<p>Jennifer Cram Against themselves</p>	<p>My name is Jennifer Cram and I live in Ridgway CO which is in Ouray County CO. I am strongly against bill SB24-213. We work hard in this county to protect and preserve our fragile and high altitude back-country - the views, the wildlife, the land itself, and the user experience. I live in this county because of the beautiful back-country, and that is why people visit this county. Our county regulations are carefully thought out to protect these areas (and their wildlife) against potential and irreversible harm - regulations about septic, noise, visual impact, lighting, trash. These regulations PROTECT the land and wildlife. SB24-213 would take all that away. Please don't allow SB24-213 to pass.</p> <p>Thank-you.</p>
<p>Dan Hughes Against themselves</p>	<p>My name is Dan Hughes, resident of Ouray County and I would like to submit written testimony concerning SB24-213. I would like to voice my opposition to this bill as it would have severe negative impacts on Ouray County. Ouray County has a short term rental ordinance and High Alpine regulations that regulate these issues and items within the county. In Ouray County there is a process in place to allow for non-commercial use and commercial use by special use permit, which regulates these matters. SB24-213 would undercut counties ability to self-regulate, essentially creating a free for all, and by-passing all the work that counties have done through various ordinances and Land Use Code.</p> <p>Over the last 5 years we have seen a large increase in visitation and negative impacts from that visitation in our High Alpine Zone. The county has also seen an increase in unpermitted illegal structures used from commercial operations in the alpine zone. The structures either have inadequate sanitation or unpermitted septic. Human waste is an important issue in the high alpine, this is our watershed, and needs to be regulated. SB24-213 would hinder counties' ability to regulate this issue and allow for more violations of CO Regulation 43.</p> <p>It is my understanding that this bill came to fruition, from an off grid short term rental that did not want to comply with the septic limitations of that dwelling. The county had limited the number of people allowed in the dwelling based on septic limitation per CO Reg 43. This bill is an attempt to get around important county and state regulations in regard to adequate sanitation and building standards. This would be devastating to the fragile alpine environment where regulation is needed. This bill is at odds with the general welfare and</p>

	<p>public safety and puts commercial interests ahead of the common good. Increased visitation throughout our state makes this issue even more important today.</p> <p>SB24-213 is not a solution to any problems and will have the opposite effect, creating severe negative impacts for many counties. Counties need the ability to regulate how they see fit, as every county is different, and counties need to be able to enforce their Land Use regulations and ordinances for the greater good of the county.</p> <p>Please do not vote for this bill!</p> <p>Sincerely,</p> <p>Dan Hughes</p>
<p>Dolgio Nergui Against themselves</p>	<p>Dear Honorable Committee Members:</p> <p>My name is Dolgio Nergui and I live in Ouray County, and I am urging you to not approve SB24-213 "Exempt Certain Structures from County Regulation" today. As a Ouray County resident and an avid outdoor recreational user, I strongly oppose the bill in its current form.</p> <p>I also serve on the boards of the Ouray Climbers Alliance and Ouray Backcountry Alliance, two local organizations that advocate for recreational user access in Ouray County. Many of our hiking and skiing trails and climbing areas cross private parcels and we have the privilege of generosity of current landowners allowing public access via unwritten agreements. The proposed legislation will exponentially inflate the land value across our county and will likely cause current owners to sell and new owners discontinue granting public access through their parcels.</p> <p>As a volunteer Search and Rescue and EMS personnel, I am also concerned about the potential increase of development and commercial activity in our high country, and the diminished powers of the County to enforce public health and safety regulations such as Wildfire mitigation and CO Regulation 43.</p> <p>Please do not pass this Bill. Thank you.</p> <p>Respectfully,</p> <p>Dolgio Nergui (she/her/hers)</p>

	Ouray, CO
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