

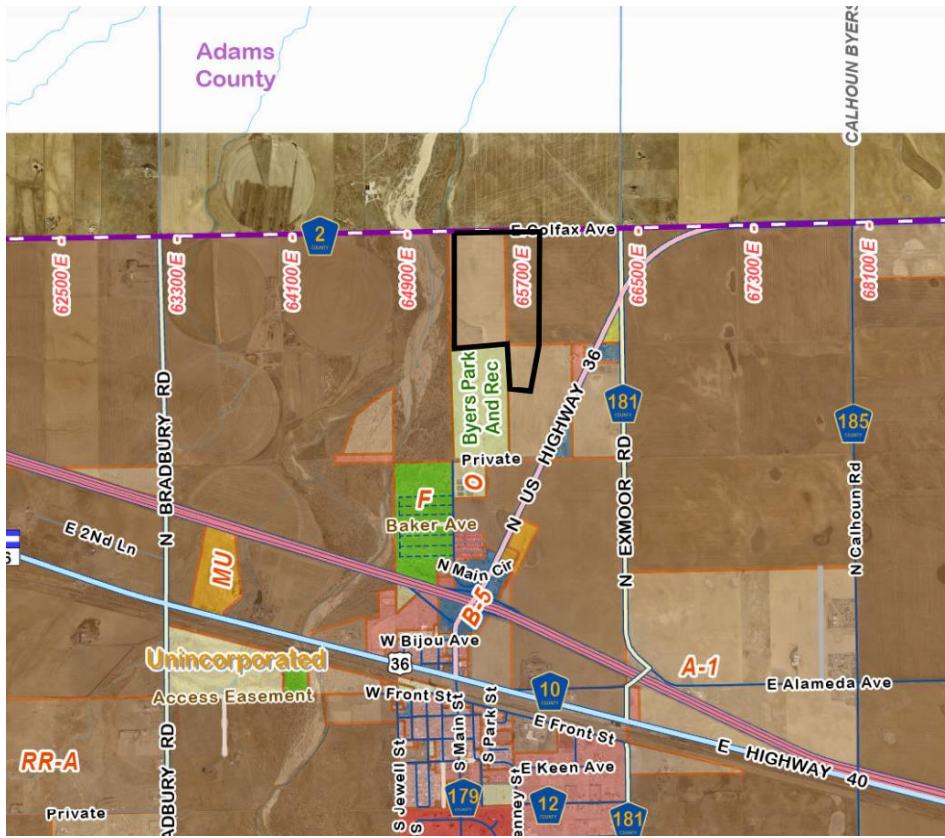
ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
NOVEMBER 18, 2025
6:30 PM

SUBJECT: CASE NO. GDP25-001, MAY FARMS RV RESORT AND SANCTUARY, GENERAL DEVELOPMENT PLAN

KAT HAMMER, SENIOR PLANNER

LOCATION AND VICINITY MAP

The subject property is approximately 150 acres and is located west of US Highway 36 and south of East 15th Avenue (Colfax Avenue) in Byers.



*Vicinity and Zoning Map
(subject property outlined in black)*

ADJACENT SUBDIVISIONS, ZONING, AND LAND USE

North: No subdivision, Agricultural-3 (A-3), Adams County, Agricultural

East: No subdivision, Agricultural Estate (A-E) & Agricultural-1 (A-1), Agricultural

South: No subdivision, A-1 & Open Space (O), Agricultural and Byers Park and Recreation Area

West: No subdivision, A-E, Agricultural

PURPOSE AND REQUEST

John Paul Seman Jr. (applicant) on behalf of May Farms RV Resort and Sanctuary at Byers LLC (owner) is requesting a positive recommendation from the Planning Commission to the Board of County Commissioners for a General Development Plan (GDP) for a 150-acre parcel located south of E. Colfax Avenue, west of Highway 36, in Byers. The application includes a mixed-use development comprised of a Recreational Vehicle (RV) resort that includes commercial and residential recreational development, offering camping accommodations, and age-restricted housing, along with supporting uses such as a water park, hiking, and equestrian trails, general store, a clubhouse, and restaurant. The applicant is proposing two access points. The applicant will dedicate adequate right-of-way providing access from the south of the site connecting the site to US Highway 36. Secondary access is proposed with a rural road connecting to East 15th Avenue/East Colfax Avenue. Attached to this report is the proposed General Development Plan.

If this application is approved, the applicant will be required to submit a 1041 application (Regulations Governing Areas and Activities of State Interest) for a Major Water and Sewer Project), an associated Location and Extent (LE) for the extension of Byers Water and Sewer, a Specific Development Plan (SDP), Administrative Site Plan (ASP), preliminary plat and final plat applications for review and approval.

BACKGROUND

The property is unplatted, zoned A-1 and A-E and is vacant. It is within the Byers Sub-Area Plan. The County is currently undergoing an update to the 2003 Byers Sub-Area Plan. As part of the update, staff convened an Advisory Committee with representatives from several agencies in Byers, with the purpose of providing insight and guidance to staff. Mr. Gary May (part of the ownership group for this application) was a member of the Advisory Committee, and he was also involved in the planning process for the original Byers Sub-Area Plan.

NEIGHBORHOOD OUTREACH

The applicant sent mailed notice of this application to property owners within one-quarter of a mile of the subject property on March 17, 2025, prior to the formal application submittal. The applicant's narrative indicates the applicant held outreach meetings with the fire district, school district, local businesses and other leaders, Core Electric Cooperative and the Regional Economic Advancement Partnership (REAP). As of now, staff has not received any emails or calls from the public on this application currently. Any public comment received by staff will be relayed at the public hearing.

ANALYSIS OF THE GENERAL DEVELOPMENT PLAN APPLICATION

1. The Comprehensive Plan

The subject property is identified as Residential SF – More Than 1 Acre (RSF1) in the Byers SubArea Plan adopted June 24, 2003. However, the proposed update to the Byers SubArea Plan identifies this property as Mixed Use (MU). The Byers SubArea Plan update is on the agenda for the November 18, 2025, Planning Commission meeting and the December 9, 2025, Board of County Commissioners meeting. Staff is recommending a condition of approval requiring the Byers SubArea Plan Update to be approved by the Board of County Commissioners prior to approval of this application.

The proposed MU land use designation is intended to include a wide range of residential and commercial uses including single-family, attached and detached, restaurants, retail, office, medical, hospitality, gasoline sales and EV charging stations. For the updated 2025 Byers Subarea Plan, the Mixed-Use land use areas were expanded to include opportunities for economic development, including the proposed May Farms RV resort. The proposed May Farms RV resort is consistent with the Future Land Use Map in the draft 2025 Byers Subarea Plan.

This proposal is consistent with the following goals, policies and actions of the Byers Subarea Plan Update:

Goal 8.1: Encourage a diverse range of businesses in Byers to expand the local economy and employment opportunities.

The proposed MU development includes a diverse range of allowed uses in the GDP land use chart (sheet 3 of the attached GDP). If this application is approved it is expected to expand the local economy and provide additional employment opportunities.

Goal 8.2: Promote tourism opportunities in Byers by focusing on the community's history, agriculture and prairie landscapes.

Planning Area One (PA-1) of the GDP is intended to be a RV resort with supporting accessory uses and entertainment attractions and educational programming. Agri-tainment is a for profit business operation to provide educational and/or entertainment opportunities to its patrons in an agriculturally oriented environment by way of activities, events, demonstrations, displays, interactive participation, tours, lectures, and/or the sale of agriculturally related products, is proposed as a permitted use in PA-1.

Action 8.2.2 Support developing tourism to Byers as an industry since it can be a recreation stop or destination, by capitalizing on local attractions such as the rodeo, Quint Valley fairgrounds, and overnight stays at the recreational vehicle park.

This application is the referenced “recreational vehicle park” in this action.

2. Land Development Code Review

Section 5-3.3.F of the Land Development Code allows a GDP to be approved if the proposal meets all of the following criteria:

a. It generally conforms to the Arapahoe County Comprehensive Plan; and

The proposed GDP is consistent with the proposed Byers SubArea Plan update, as stated in the previous section of this report.

b. It complies with the standards for conventional rezoning pursuant to Section 5-3.2.B;

5-3.2.B.1 Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

The proposed water and sewer supplier is the Byers Water and Sanitation District. This district provided a will-serve letter indicating the property “is entitled to receive water and sewer services from the District upon the terms and conditions set forth in the Inclusion Agreement between the District and the Applicant.” The Board of Directors of the Byers Water and Sanitation District voted to approve the inclusion of the property in the District’s service territory on January 15, 2025. This inclusion was confirmed by order of the Arapahoe County District Court on February 27, 2025. The applicant has acknowledged they will need to continue to work with the Byers Water and Sanitation District to accommodate RV sewage, which will require pretreatment of the RV sewage.

The property is located in the West Bijou drainage basin and is outside of the South Metro Stormwater Authority (SEMSWA) and Mile High Flood District (MHFD) boundaries. The Engineering Services staff report states “no planning improvements will impact the West Bijou Drainage and floodplain.” The proposal impacts the rights-of-way in Colorado Department Of Transportation’s (CDOT’s) jurisdiction, including US Highway 36 and E. Colfax Ave. CDOT and Arapahoe County Engineering Division Services reviewed a Traffic Impact Study as part of this application; improvements to access will include egress and other access to East 15th/Colfax Avenue to the north.

5-3.2.B.2 Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

The surrounding land uses are primarily agricultural grazing land with a few single-family residences. The adjacent property to the south is Quint Valley Fairgrounds owned by the Byers Park and Recreation District. According to the Byers Park and Recreation’s website this site offers sports fields, overnight camping, rodeo events, and other community events. This proposal will be compatible with the adjacent recreation uses.

Colorado Parks and Wildlife (CPW) provided comments with concerns regarding potential impacts to wildlife and wildlife habitat, such as habitat loss, habitat fragmentation, water use, development along and proximity to West Bijou Creek, which

is a High Priority Habitat (HPH) and riparian corridor for wildlife. (see Attachment 1 for CPW comments and the applicant's response).

The applicant provided a letter indicating that the applicant met with CPW representatives on October 8, 2025, to discuss their concerns. The letter indicates the applicant acknowledged all concerns and committed to working with CPW as this project moves into later approval phases, including the site development plan process. The applicant has also agreed to host a site tour for CPW representatives.

Specific recommendations and comments from CPW include:

The western half of the proposed project area borders West Bijou Creek, which is mapped as Mule Deer Winter Concentration Area High Priority Habitat (HPH). For the identified portions of the proposed project area that traverse Mule Deer Winter Concentration Area HPH, construction and development should be completed outside of the winter season, December 1st to April 30th. The applicant shall provide a map of the Mule Deer Winter Concentration Area, HPH, with the SDP application. If construction and development is proposed in this area, staff will include a condition of approval requiring construction and development to occur outside of the winter season with the SDP and other subsequent applications.

Mule Deer Migration Corridors are present along the western side of the proposed project area along West Bijou Creek. During construction the applicant shall avoid the riparian corridor to the maximum extent possible in order to keep the mule deer migration corridor along the river as open and undisturbed as possible. The applicant shall provide a narrative indicating how they intend to avoid the riparian corridor with the SDP application.

If prairie dog burrows are present on the site, CPW recommends a burrowing owl survey be conducted prior to any development. The applicant shall submit an environmental report with the SDP, including a report on terrestrial and aquatic animals present on-site. If it is found that there are prairie dog burrows on-site, staff will include a condition of approval requiring a burrowing owl survey with the SDP and other subsequent applications.

CPW is concerned with the safety and natural movement of mule deer, white-tailed deer and pronghorn antelope herds along and throughout the area of the proposed project. CPW recommends that if fencing (project perimeter or internal) is erected, either during or after this project, it should be the type that would allow the free passage of wildlife. The applicant will be required to provide fencing details for CPW's review with the SDP and ASP applications.

CPW recommends that a weed management plan be implemented in accordance with Arapahoe County standards to control and eliminate the control and spread of any noxious weeds in and around the site. The applicant shall submit an active weed management plan with the SDP and ASP applications for county and CPW review.

CPW recommends that all outdoor lighting be down shielded to minimize disturbance areas and dim the lights as much as possible. Lighting will be reviewed at the time of the ASP application.

CPW is concerned with recreational equestrian and public hiking trails accessing West Bijou Creek from the development; CPW recommends no ground disturbance within a minimum of 500 feet of the ordinary high-water mark of all surface waters, this includes hiking and recreating within the dry creek bed due to this area being crucial to wildlife. The location of hiking and equestrian trails will be identified on the SDP and ASP applications for CPW to review and provide additional comments/recommendations.

If a water park is approved for this development, it is recommended that the water park location be planned as far away from the riparian creek corridor as possible in order to prevent chlorine and other contaminants from getting into West Bijou Creek. The water park location will be reviewed at this time of SDP and ASP applications for CPW to review and provide additional comments/recommendations.

5-3.2.B.3 Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, parks, and libraries.

The Arapahoe County Sheriff's Office (ACSO) provided comments indicating concerns about the number of guests and the population of the Town of Byers. ACSO stated the number of calls for service may be increased and it may impact the ACSO staffing on the Interstate 70 (I-70) corridor. The applicant acknowledges potential impacts and states they will work closely with law enforcement as the project evolves. The applicant also noted that the Douglas County Sheriff's Office has indicated negligible to no impacts on service call volume from the equivalent Jellystone RV Resort at the Town of Larkspur since its inception.

ACSO, specifically, the Office of Emergency Management (OEM) requested an evacuation plan as part of the applicant's traffic study. The applicant acknowledges and appreciates this important request but considers it to be outside the scope of a typical traffic impact study. The applicant has agreed to provide a comprehensive risk analysis and response plan for the Resort (see Attachment 2). ACSO reviewed Attachment 2 and found the applicant's response to be acceptable and had no other comments. Staff is recommending a condition of approval requiring the applicant to submit a draft risk analysis with the SDP application and a draft response plan with the ASP application.

Chief Mike Disher, Byers Fire Protection District, provided comment indicating the fire district will be able to cover the additional call volume as long as the applicant helps with the impact fees discussed with the applicant. Staff is recommending a condition of approval requiring the applicant to submit impact fees to the Byers Fire Protection District.

This application is proposing age-restricted housing for buyers aged 55 and over, and students are not expected to be generated from this proposed use. Tom Turrell,

Commented [MH1]: I don't see this is a condition below. I would recommend against this condition either way.

Superintendent of Byers School District, indicated no concerns with this application and is not requesting land dedication or cash-in-lieu for the school district. Mr. Turrell believes this project will provide a good opportunity for high school students to get part-time jobs and promote business in the Byers area.

The applicant has engaged with Roger Harvey, Planning Manager, Arapahoe County Open Spaces, regarding parkland dedication and the potential contribution of adjacent property, owned by the applicant/property owner, to Arapahoe County Open Spaces to establish an in-lieu agreement. Arapahoe County Open Spaces requested the exact boundaries and/or parcels the applicant would like to dedicate so they can evaluate and discuss. Sheet one of the GDP plan set states, "The applicant will meet the required public land dedication set forth in the Land Development Code for parks and other public purposes." Dedication or cash-in-lieu will be required prior to the signature of the ASP and Final Plat. Trails will be provided and defined with the SDP and ASP applications.

The Arapahoe County Library District did not provide comments during the referral period; the proposed use is not expected to significantly impact the library district.

5-3.2.B.4 Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers, are in close proximity to one another.

The project proposes age-restricted housing, Agri-tourism, recreational opportunities, entertainment, retail, and employment opportunities near the Town of Byers, Colorado, which is considered a more rural community.

5-3.2.B.5 Ensure that public health and safety is adequately protected against natural and man-made hazards, which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

During the review of this application, the applicant has worked closely with the County Engineering Division and CDOT to ensure that the public is adequately protected. CDOT has one outstanding comment requesting the applicant update the drainage report to discuss and document that there will be no adverse impacts to CDOT right-of-way. This will be required prior to the approval of the Traffic Impact Study by the Arapahoe County Engineering Division. The project is expected to create construction-related noise and impact but after the project is constructed quiet hours at the RV park will be from 11 P.M. to 8 A.M. daily.

If a water park is approved for this development, it is recommended by CPW that the water park location be planned as far away from the riparian creek corridor as possible in order to prevent chlorine and other contaminants from getting into West Bijou Creek. The water park location will be reviewed at this time of SDP and ASP applications. Staff is also recommending an Environmental Report with the SDP to review aquatic activity and potential water pollution.

The subject property is not located near any airports; Denver International Airport (DIA) is approximately 35 miles from Byers, and Colorado Air and Space Port is 20 miles away. Colorado Geological Survey (CGS) indicates that the site contains one area of steep slopes, in the southwestern area of Planning Area one (PA-1), and is not exposed to any identified geological hazards that would preclude approval of the proposed uses and density. CGS has no objection to the approval of this application; however, it is requesting a site-specific preliminary geotechnical evaluation with the SDP (CGS waived the requirement for this application). The Engineering Services staff report states, “no planning improvements will impact the West Bijou Drainage and floodplain.

5-3.2.B.6 Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking, and thoroughfare connections are all factors to be examined when determining the accessibility of a site.

The applicant is proposing two access points to reach the subject property, one from the intersection of North Main Street and State Highway 36 and another from East 15th/Colfax Avenue. CDOT reviewed the proposed access and has one outstanding comment requiring the applicant to update the drainage study to ensure the CDOT right-of-way is protected. The site is not near public transit, but the Town of Byers is well connected to the region through I-70 and county roadways. Interior circulation, pedestrian avenues, and parking are not depicted on the GDP document; these items will continue to be reviewed during the SDP and ASP applications, as the proposed uses are further defined. Arapahoe County Engineering Division reviewed the Traffic Impact Study and found it to be sufficient for this application.

5-3.2.B.7 Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types, and other relevant topographical elements.

As mentioned above, CPW provided recommendations to minimize the disruption of vegetation. CGS indicated there is one area of the site with steep slopes but indicated no objection to the approval of this application. CGS waived a site-specific preliminary geotechnical evaluation for this application, but the applicant will be required to submit this with the SDP application, if this application is approved.

5-3.2.B.8 Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.

This proposal aims to enhance the quality of life in the area by providing recreational activities for tourists and the Town of Byers residents, specifically a water park, community entertainment and educational programming. The proposed maximum building height for the age-restricted planning area is 40 feet, which is less than the maximum building height for the adjacent zone districts (A-E and A-1), which is 50 feet, and is not expected to greatly

impact mountain views. The GDP plan indicates between 15 and 25 percent unobstructed open space will be provided, varying based on the proposed density.

5-3.2.B.9 Enhance the usable open spaces in Arapahoe County and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.

The applicant has committed to providing unobstructed open space consistent with the LDC requirements. The applicant has also discussed the inclusion of adjacent parcels as public land dedication that would benefit open space and regional trail connectivity in the area. PA-1 will allow for public day use of the proposed facilities, including a water park and educational programming, agritourism activities, and local retail opportunities.

5-3.2.B.10 Ensure the application complies with the requirements of this Resolution and the Arapahoe County Comprehensive Plan.

The application complies with the requirements of the LDC and the Comprehensive Plan as stated above.

- c. It represents an improvement in quality over the strict application of the otherwise applicable zone district or development standards in this LDC, including but not limited to open space and access; environmental protection; vegetative preservation; efficiency in transportation systems and connectivity; alternative transportation options; improvements in utilities and services; or innovative housing or employment centers; and*

The applicant has discussed dedicating adjacent property owned by the applicant/property owner of the subject property to Arapahoe County Open Spaces. The property under consideration is adjacent to the existing Bijou Creek Open Space, which would benefit open space and regional trail connectivity. Arapahoe County Open Spaces was not provided with the exact boundary of the proposed property that may be dedicated, but they would like to further evaluate and discuss. Arapahoe County Open Spaces did indicate dedication as promising after initial review and discussions with the applicant. The proposal also includes an open space sanctuary with equestrian and hiking trails system, outdoor education and a satellite campus for the Butterfly Pavilion and a community events center. CPW has provided recommendations to ensure environmental protection and vegetative preservation as stated earlier in this report.

As part of this proposal, the applicant will need to extend water and sewer lines to the site, expanding the Byers Water and Sanitation District' boundary. The Town of Byers currently only has one assisted living facility. This proposal will provide age-restricted housing and employment opportunities for the Town of Byers residents.

- d. It is consistent with the purpose of the Planned Unit Development District as stated in Section 5-3.3.A of this LDC; and*

The purpose of the PUD zone district is to allow greater flexibility in development standards, prevent monotonous urban landscapes and promote health, safety and welfare of the residents of Arapahoe County. The PUD rezoning process allows new design concepts for land development and the ability to adjust to current trends in lifestyle and commerce that could not be achieved by strict adherence to the standards of the LDC. The proposed PUD application intends to create a mixed-use development providing increased tax revenue and offering opportunities for community entertainment and educational programming. The proposed PUD would not be permitted in a conventional zone district and offers short-term seasonal stay options as well as age-restricted housing.

- e. Any modifications to the standards and requirements of this LDC are warranted by the layout and design of the site, amenities incorporated into the development plan, or by the need to protect or avoid unique site features; and*

The applicant is not proposing any modifications to the standards and requirements of LDC. The applicant has committed to providing the required unobstructed open space, parking, landscaping and screening. The PUD does not request any modification to the fence, sign and lighting regulations.

In addition to the above criteria, a GDP must also meet the following criteria:

- a. Building heights will not create significant adverse impacts on surrounding properties; and,*

The proposed maximum building height is lower than the maximum building height of the adjacent zone districts and is not expected to create significant adverse impacts on surrounding properties. Outside referrals provided recommendations to minimize significant adverse impacts on surrounding properties, specifically CDOT, CPW and ACSO.

- b. It demonstrates an efficient use of land that facilitates a more economical arrangement of buildings, vehicular and pedestrian circulation systems, and utilities; and,*

The proposed mixed-use development facilitates two primary unique uses. Additionally, the proposed agri-tainment uses are in alignment with the rural character of Byers. The arrangement of buildings, pedestrian circulation and utilities will be further evaluated with the SDP and ASP applications, if this application is approved.

- c. It provides efficient street and trail connectivity to existing adjacent development that generally conforms with the Comprehensive Plan; and*

A TIS was reviewed by Arapahoe County Engineering Services Division and CDOT. The applicant will be providing two points of access to the site through E. Colfax Avenue and Hwy 36. The subject parcel is adjacent to property owned by Byers Park and Recreation; the applicant has been in discussions with Arapahoe County Open Spaces regarding land

dedication and trail connectivity. As stated above, the application generally conforms with the proposed update to the Byers SubArea Plan.

- d. *It provides or expands access to existing open space and preserves and protects natural features; and*

As stated above, the property is adjacent to existing open space, and the applicant and Arapahoe County Open Spaces are discussing dedication and trail connectivity opportunities. The applicant has committed to working with CPW to protect natural features; an environmental report will be required with the SDP.

- e. *It includes efficient general layouts for major water, sewer, and storm drainage areas.*

The proposed water and sewer supplier is the Byers Water and Sanitation District, who provided a will-serve letter. The Board of Directors of the Byers Water and Sanitation District voted to approve the inclusion of the property in the District's service territory on January 15, 2025. This inclusion was confirmed by order of the Arapahoe County District Court on February 27, 2025. The GDP plan is not required to show the general layout for water and sewer; this will be analyzed with a 1041, L&E, SDP and ASP. The GDP shows three drainage areas, two are located on the east side of the property, furthest away from West Bijou Creek.

3. Referral Comments

Comments received during the referral comment period and throughout the review of this application are attached to this report (Attachment 3). As mentioned above, staff is recommending five conditions of approval to address CPW, ASCO and Byers Fire District's concerns.

There is one outstanding comment from CDOT requiring the applicant to update the drainage report to discuss and document that there will be no adverse impacts to CDOT right-of-way. This will be required prior to approval of the TIS and signature of the GDP plan set.

STAFF FINDINGS

Staff has reviewed the plans, supporting documentation, and referral comments. Based upon review of applicable policies and goals in the Comprehensive Plan, review of the development regulations, and analysis of referral comments, our findings include:

1. The proposed May Farms RV Resort and Sanctuary General Development Plan generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed May Farms RV Resort and Sanctuary General Development Plan meets the Arapahoe County Land Development Code, zoning regulations, and procedures stated in Section 5-3.3 for consideration and approval of a Planned Unit Development application under the Land Development Code.

STAFF RECOMMENDATION

Considering the findings and other information provided herein, Staff recommends approval of Case No. GDP25-001, May Farms RV Resort and Sanctuary, General Development Plan, subject to the following conditions of approval:

1. Prior to the signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.
2. This approval is contingent upon the approval of the County-initiated update to the 2003 Byers Sub-Area Plan, case number LR25-001.
3. The applicant shall provide a map of the Mule Deer Winter Concentration Area with the Specific Development Plan application.
4. The applicant shall submit an environmental report with the Specific Development Plan.
5. The applicant shall submit a weed management plan with the Specific Development Plan and Administrative Site Plan applications.
6. The applicant shall submit a draft risk analysis with the Specific Development Plan application and a draft response plan with the Administrative Site Plan application.

Alternatives

The Planning Commission has alternatives that include the following:

1. Recommend approval of the proposed General Development Plan.
2. Continue to a date certain for more information.
3. Recommend denial of the proposed General Development Plan.

CONCURRENCE

The Public Works and Development Planning and Engineering Services Divisions have reviewed the application, and the Arapahoe County Public Works Department is recommending conditional approval of this case.

PLANNING COMMISSION DRAFT MOTIONS

Recommend Conditional Approval

In the case of GDP25-001, May Farms RV Resort and Sanctuary, General Development Plan, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing, and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following conditions:

1. Prior to the signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.
2. This approval is contingent upon the approval of the County-initiated update to the 2003 Byers Sub-Area Plan, case number LR25-001.

3. The applicant shall provide a map of the Mule Deer Winter Concentration Area with the SDP application.
4. The applicant shall submit an environmental report with the Specific Development Plan.
5. The applicant shall submit a weed management plan with the Specific Development Plan and Administrative Site Plan applications.
6. The applicant shall submit a draft risk analysis with the Specific Development Plan application and a draft response plan with the Administrative Site Plan application.

Below are Draft Motions that can be used as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:

Recommend Denial

In the case of GDP25-001, May Farms RV Resort and Sanctuary, General Development Plan, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing, and hereby move to recommend denial this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of GDP25-001, May Farms RV Resort and Sanctuary, General Development Plan, I move to continue the hearing to [date certain], 6:30 p.m., to obtain additional information and to further consider the information presented.