**MEMO**

**TO:** Boulder Planning Commission

**FROM:** Lee Nellis, FAICP

**DATE:** April 3, 2021

**RE: Developed Campsites**

The proposed changes to the Use Table in Chapter 6 of the Boulder Zoning Ordinance included the idea of “developed campsites.” Given that we will be talking about the draft standards for campgrounds on April 8, I thought we ought to talk about the relationship between campgrounds and developed campsites.

Here are some questions for your consideration.

**Developed campsite**. A developed campsite is a place used for **overnight** stay in an outdoor area for tent camping only. *I presume that stays would not be limited to one night, but that the limit would be different than that for campgrounds (which allows people to stay half a year). Should whatever length of stay limitation is assumed here also be applied to tent camping in RV parks?*

The minimum size of a developed campsite area shall be no less than two (2) acres with no more than eight (8) campsites per acre. *We discussed the size and density questions about campgrounds last time. That this is different in not a problem, per se, but why would it be different?*

Water and toilet facilities are provided per Utah State Regulations. *Same as for campgrounds. We would want to use the same wording.*

Vehicle lengths shall be limited to 25 feet. No pull-behind trailers are allowed. No generators may be operated within the developed campsite area. *This is all intended to limit the impacts of this use. No problem. And as it has evolved, other questions, like the possible need for landscaped buffers, would be addressed using the general commercial development standards.*

The sites may be additionally improved or have specific amenities such as wood or gas fire pits, picnic tables, concrete pads, water spigots, and dish cleaning areas.

Campfires must be within provided fire rings and any fire restrictions for the area clearly posted. Fire rings shall be safely sited, constructed, and clear of weeds, debris and other flammables to the satisfaction of the local fire marshal. *Should this also apply to campgrounds? Many RV parks provide fire rings and even sell firewood.*

A site plan must be submitted with the conditional use permit displaying the compatibility of the campground with surrounding property. *A site plan is always required for a CUP, so that need not be repeated here.*

Beyond these questions, is there anything in the draft campground standards that ought to apply to developed campsites?

**Appendix – Clean Version**

**Developed campsite**. A developed campsite is a place used for overnight stay in an outdoor area for tent camping only. The minimum size of a developed campsite area shall be no less than two (2) acres with no more than eight (8) campsites per acre. Water and toilet facilities are provided per Utah State Regulations. Vehicle lengths shall be limited to 25 feet. No pull-behind trailers are allowed. No generators may be operated within the developed campsite area. The sites may be additionally improved or have specific amenities such as wood or gas fire pits, picnic tables, concrete pads, water spigots, and dish cleaning areas. Campfires must be within provided fire rings and any fire restrictions for the area clearly posted. Fire rings shall be safely sited, constructed and clear of weeds, debris and other flammables to the satisfaction of the local fire marshal. A site plan must be submitted with the conditional use permit displaying the compatibility of the campground with surrounding property.