

MEMO

TO: Boulder Planning Commission and Interested Parties

FROM: Lee Nellis, FAICP

DATE: April 29, 2021

RE: Campground Standards, Reflecting April 8 Meeting

Here is a draft that, hopefully, reflects our conversation at the last meeting.

Things to talk about:

Xeriscaping? Re-writing the campground standards raised this question in my mind, but it potentially applies to all proposed commercial uses. When we have discussed landscaping as an important feature of commercial developments, I suspect that we were envisioning irrigated landscaping. What about sites that have no irrigation? It is possible, I think, to create reasonably effective buffers using xeriscape technique, but it is certainly more challenging.

Landscaping? Beyond my question about xeriscaping, I want the Planning Commission to think about whether the landscaping standards – which are generally relative ones – are sufficient for campgrounds.

Improvements? My recollection is that we are not requiring illumination in campgrounds. That will be up to the developer. Where it is provided, it must comply with the commercial development standards. Likewise, we are not requiring a recreation/play space.

Storage? I took the language on storage out. That's a different use and should be separated for development review. I think it is adequately regulated by the commercial development standards.

Camping Cabins? Do we want to permit this form of camping, too?

Proposed Amendments

Amend Chapter 6 of the Boulder Zoning Ordinance as follows: Remove Development Campsite and RV Parks and Campgrounds from Table 1. These uses are now included as commercial uses.

Amend Chapter 10 of the Boulder Zoning Ordinance, as follows: Delete Section 1016 in its entirety. *The deleted section will be replaced by new Item 22 in Chapter 22 and the accompanying appendix.*

Amend Chapter 20 of the Boulder Zoning Ordinance by revising or adding the following definitions:

Campground: Any area of land upon which two or more campsites are located, established, or maintained for short-term occupancy by a tent or recreational vehicle as

~~a temporary dwelling unit~~ for recreational or vacation purposes. Campgrounds are a commercial use.

Fire Code: The fire codes currently adopted into the Utah Code, 15A-1-401, et seq or its successors.

Recreational Vehicle or RV: ~~A motor coach or a travel trailer in working condition and capable of locomotion under its own power or by being towed and able to move from location to location.~~ vehicular camping unit primarily designed as temporary living quarters for recreational, camping, travel, or seasonal use that either has its own motive power or is mounted on or towed by another vehicle. Recreational vehicles include, but are not limited to, camping trailers, fifth wheel trailers, motor homes, park trailers, travel trailers, and truck campers. Any trailer of any type or motor coach incapable of movement does not qualify as an RV for purposes of this Ordinance. (Added by the Adoption of Ord. #46D—passed on 8/4/2005). The language about the RV being operational seems to me to belong in Section 1017.

Amend Chapter 22 of the Boulder Zoning Ordinance, as follows: Add a new Section 22, renumber subsequent sections accordingly.

22. Does the Town have additional standards for campgrounds, including RV parks? Yes. Campgrounds, including RV parks, must comply with the standards of Appendix 22.B.

Appendix 22-B – Additional Standards for Campgrounds, including RV Parks

22.B.1 Are deeper setbacks required for campgrounds? Yes, the requirements of Table 2 are replaced by minimum front, side, and rear setbacks of 40 feet for campgrounds. The Planning Commission may reduce the requirement for side and rear setbacks to as little as 20 feet where there is existing or proposed vegetation or a break in terrain that effectively screens the campground from neighboring properties.

22.B.2 How many campsites may be developed per acre? The maximum number of campsites per acre shall be 10.

22.B.3 Are there standards for safe access to a campground? Yes. Because all campgrounds must be directly accessible from UT-12, an access permit from UDOT will be required.

- a. The minimum width of a campground access drive shall be 24 feet unless otherwise specified by UDOT.
- b. The depth of a campground access drive (distance from highway to first intersecting road or parking) must be at least 60 feet unless UDOT requires more depth.
- c. Turning radii of campground access drives must be suitable for motor homes and large trailers.

22.B.4 Are there standards for safe circulation and parking within a campground? Yes.

- a. Campground drives, parking spaces, and RV pads shall have properly drained all-weather surfaces. A stormwater management plan may be required (see 22.3 of the Commercial Development Standards).
- b. One-way campground drives shall be at least 12 feet wide. Two-way campground drives shall be at least 24 feet wide.
- c. Parking shall be limited to designated spaces and RV pads. Parking shall not be permitted along campground drives. "No Parking" signs or barriers shall be installed as necessary.
- d. Each tent site shall have at least one designated parking spaces within 200 feet.
- e. RV pads shall be at least 45 feet deep.
- f. A minimum of two common (not designated for specific site) parking spaces shall be provided in every campground. An additional two common parking spaces shall be provided for each 10 RV or tent sites.

22.B.5 Is landscaping required in campgrounds? See notes above.

22.B.6 What improvements are required in a campground?

- a. RV Pads. Each RV pad shall have water, sewer, and power connections. RV pads may also have a fire ring or grill on a nonflammable surface. Fires shall be confined to that area. There shall be an approved garbage container within 300 feet of each RV pad.
- b. Tent Sites. Each tent site shall have access to potable water within 300 feet and a safe outdoor cooking area, developed with a fire ring or grill on a nonflammable surface. Fires shall be confined to that area. There shall be an approved garbage container within 300 feet of each tent site.
- c. Water and Sewerage Systems. Water and sewerage systems shall be designed, installed, and maintained in compliance with state law. Fire hydrants may be required by the fire code.
- d. Restrooms and Showers. Public restrooms, including toilets, sinks and showers, shall be provided in compliance with Utah law, specifically Utah Health Rules R392-301 or their successor.
- e. Solid Waste Disposal. Garbage containers shall be resistant against animals and tipping. There shall be regular solid waste removal. The Planning Commission may require submission of a solid waste service contract as a condition of continuing compliance with the CUP. No garbage container may be placed within a required setback.

- f. Park Office. Each park shall provide a permanent structure for office use. This structure may include restrooms and showers, as required by d., above. It may also incorporate a dwelling unit for the owner or employees. A separate dwelling unit may also be permitted.

22.B.7 Are there requirements for the continuing operation of campgrounds? Yes.

- a. Every campground shall have an attendant or host on-site or available within a 10-minute drive. A phone number at which the attendant or host may be reached shall be prominently posted on the exterior of the office and in each separate restroom or shower building.
- b. All fuel dispensing equipment and its use shall comply with the currently applicable fire code.
- c. Wheels and axles shall not be removed from vehicles in the park except for emergency or temporary repair.
- d. Since power connections are required, the operation of generators is prohibited.

22.B.? Is there a limit on the duration of stay in campgrounds? Yes. Occupancy shall be limited to no more than 180 days in any 365-day period. A single campground host may be exempt from this limit.

22.B.? Is continuing maintenance required? Yes. Continuing maintenance of all campground improvements, including landscaping, is a condition of CUP approval. Failure to maintain the campground as approved may result in revocation of the CUP.

22.B.? Can a campground be subdivided? No. Campgrounds for which a CUP is required may not be subdivided into parcels or sites for long-term lease or sale. It may be possible to create an RV condominium in compliance with the Town's subdivision regulations.