

ORDINANCE 2021-5

AN ORDINANCE AMENDING BOULDER TOWN'S ZONING IN ORDER TO BETTER ADDRESS CAMPGROUNDS AND GUEST RANCHES.

Whereas, the Boulder Planning Commission set aside questions about campgrounds and guest ranches while completing its work on standards for home businesses and standards that apply to all commercial uses (Chapters 21 and 22 of the Boulder Zoning Ordinance, along with supporting amendments to other chapters);

Whereas, the Boulder Planning Commission has now completed its discussion of the specific issues involved in the development of campgrounds and guest ranches;

Whereas, Boulder Town recognizes both the potential benefits of campground development and the need to keep campgrounds in scale with Boulder 's ability to provide necessary infrastructure and services, as well as to consider potential impacts on neighboring uses;

Whereas, Boulder Town desires to make it clear that guest ranches of limited size are permitted as an accessory use to help support ranching operations;

Whereas, a properly noticed public hearing on these proposed amendments was held before the Boulder Planning Commission on July 8, 2021;

We will insert a "whereas" regarding amendments made in response to public comment if any are made before the Planning Commission sends it to Council.

Whereas, a properly noticed public hearing on these proposed amendments was held before the Boulder Town Council on _____ ;

BE IT HEREBY ORDAINED BY THE BOULDER TOWN COUNCIL THAT THE BOULDER ZONING ORDINANCE IS AMENDED AS FOLLOWS:

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 subject to the same standards of review as other commercial uses.*

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

Add the following definitions to Chapter 20 in alphabetical order, replacing the existing definitions of the same terms, where they exist, in their entirety:

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 for recreational or vacation purposes. Campgrounds may also include detached cabins

that do not have their own sanitary or cooking facilities and rely on the campground's shared facilities. Campgrounds are a commercial use.

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

Guest Ranch: A guest ranch is an accessory use that provides supplemental income to a working ranch. A guest ranch may be established only in conjunction with an existing, continuing livestock operation that qualifies as a farm use under the Utah Farmland Assessment Act Standards of Practice. A guest ranch includes overnight guest lodging units, recreational activities that are on-site or originate on-site, and food services.

Landscaping: Any combination of living plants such as trees, shrubs, plants, ground cover or turf, and structural features such as walkways, fences, benches, works of art, reflective pools, fountains, or the like. Landscaping also includes irrigation systems, mulches, soil preparation and treatment, revegetation, and or the preservation, protection and replacement of existing vegetation. Landscaping may be irrigated, a xeriscape, or some combination of both. See Water-Wise.

Recreational Vehicle or RV: A vehicular camping unit 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 that are in operating condition.

Water Wise Landscaping. A landscaping plan developed especially for arid and semiarid climates utilizing water-conserving techniques, such as the use of drought-tolerant plants, mulch, and efficient irrigation, that reduces the need for supplemental irrigation. "Xeriscape" is a form of Water Wise Landscaping. Plants, trees, and shrubs that are appropriate to the local climate are used, and care is taken to avoid losing water to evaporation and run-off. A Water Wise Landscape is a mix of plantings and other landscaping materials with at least fifty percent (50%) of the landscaped area containing plants, trees, and shrubs. The use of mulch coverings, organic or stone, without fifty percent (50%) plantings does not constitute a Water Wise Landscape.

Amend Chapter 22 of the Boulder Zoning Ordinance, as follows: Amend Section 13; insert new Sections 22, 23, and 24; renumber the subsequent section accordingly; and add Appendix 22.B. Sections 1-12 are not changed.

13. Must commercial uses make proper provision for solid waste storage and disposal? Of course.

- a. All applications for CUPs for commercial uses shall show how any solid waste generated will be properly stored and disposed of. The Planning Commission may reject an application for a CUP for a commercial use upon finding that the proposed provisions for solid waste storage and disposal are inadequate.

- b. Proper storage includes ensuring that solid waste is not accessible to animals and that blowing waste will not become a nuisance.

Sections 14-21 are not changed.

22. Does Boulder have additional standards for campgrounds, including RV parks?

Yes. Campgrounds, including RV parks, must comply with the standards of Appendix 22.B.

23. Is Water-Wise Landscaping Encouraged? Water-wise landscaping is encouraged. No landscaping encouraged by this ordinance shall receive a positive score (it may receive a zero) if water-wise techniques are not used.

24. Does Boulder have additional standards for guest ranches? Yes.

- a. The minimum required acreage for a guest ranch is 55 acres.
- b. The lodge, bunk houses, or cabins cumulatively shall include not less than four nor more than 10 overnight guest rooms. Kitchens, dining areas, rest rooms, storage, and other shared indoor facilities do not count as guest rooms.
- c. Guest ranch structures shall not exceed a total of 12,000 square feet in floor area.
- d. The Planning Commission may require deeper setbacks for guest ranches than those required by Table 2 where it finds that the additional depth is needed to mitigate potential conflict with adjoining uses.

Former Section 22 becomes Section 25, but is not changed.

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 Is there a limit on the number of units that may be in a campground? Yes. There may be no more than 20 units, including RV sites, tents, and cabins. One unit reserved for the use of the owner or an employee does not count toward the 20.

22.B.3 How many campsites may be developed per acre? The maximum number of campsites, including RV sites, tents, and cabins, per acre shall be 10.

22.B.4 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.5 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.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. Park Office. Each campground shall provide a permanent office structure. 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. 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.
- e. Garbage containers shall be resistant against animals, tipping, and wind, including the provision of fenced enclosures if required by the Planning Commission. No garbage container may be placed within a required setback.
- f. 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.

22.B.8 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.9 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.10 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.