**MEMO**

**TO: Boulder Planning Commission and Interested Parties**

**FROM: Lee Nellis, FAICP**

**DATE: June 7, 2021**

**RE: Campground Standards Reflecting May Meeting – Guest Ranch Definition and Standards Reflecting May Meeting**

Here are the changes resulting from the May PC meeting. If these changes are acceptable, I will produce a complete version suitable to take to hearing whenever the PC wants.

***Changes re Campgrounds***

**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.

We talked about including “xeriscaping”, but there is no definition of landscaping in the existing ordinance to include it in, so:

**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.

**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-based, without fifty percent (50%) plantings does not constitute a Water Wise Landscape.

After thinking about our conversations about the limits on development in Boulder, I decided to suggest adding a standard that encourages water-wise landscaping for all commercial development. Changes in the Commercial Development Standards appear at the end of this memo.

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

1. 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-d are umchanged*

1. Solid Waste Disposal. Garbage containers shall be resistant against animals, tipping, and wind, including the provision of fenced enclosures if required by the Planning Commission. 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.

***Guest Ranches***

**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.

Here is a link to the FAA Standards: <https://propertytax.utah.gov/real/faa/>

*Livestock? “In honor of Boulder ranching heritage, “livestock” means cattle, sheep, or horses.” This definition from the land use table group is not consistent with the Town’s current definition, which allows pigs. And what do have against llamas?*

***24? Are there additional standards for guest ranches?*** Yes.

1. The minimum required acreage for a guest ranch is 55 acres.
2. 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.
3. Guest ranch structures shall not exceed a total of 12,000 square feet in floor area.
4. Livestock used by guest ranches shall not create odor, insect, dust, or other nuisances for nearby uses.

***Changes in the Commercial Development Standards***

I realized that the issue of blowing trash applied to more than campgrounds and so propose that Section 13 in the Commercial Development Standards be amended as shown here.

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

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

***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.

. Here is a link to Denver Water’s handbook:

<https://www.denverwater.org/sites/default/files/2017-05/Water_Wise_Landscape_Handbook.pdf>