



STAFF REPORT

To: Eastern Summit County Planning Commission
From: Ray Milliner, County Planner
Date of Meeting: July 16, 2020
Type of Item: Code Amendment – Public Hearing
Process: Legislative

RECOMMENDATION: Staff requests that the Eastern Summit County Planning Commission discusses the possibility of creating an ordinance regulating Private and Commercial Campgrounds as well as regulations for the seasonal use of a Recreational Vehicle for inclusion in the Eastern Summit County Development Code and provide staff with direction.

Background

For years, staff has received complaints from residents in the Samak, Manor Lands, and Weber Canyon areas about property owners using single family lots as campgrounds, or parking multiple RVs on a property to be occupied intermittently throughout the summer. In some cases, the RVs are occupied permanently.

Issues that have been raised include:

- Noise created by multiple RVs on multiple sites in a subdivision
- Dumping of sewage in creeks, streams or on the ground
- Junk

To counter these complaints, RV users have stated that parking an RV on a lot is a viable alternative for individuals who would like to use their land but cannot afford to build a cabin or home on it. They acknowledge that sometimes they do have family members or friends on the lot with multiple RVs, but that is no different than a cabin owner bringing family and friends to stay in their cabin.

To address these issues, staff has prepared draft regulations relating to the creation of private and commercial campgrounds as well as parking of RVs on private property. The purpose of this meeting is to:

1. To explain the purpose of the proposed regulations and what they do.
2. Receive public input on the proposed regulations.
3. Receive direction from the Commission as to whether it would like staff to continue work on the proposed language.
4. If the answer is “yes” to receive general direction as to how restrictive the Commission would like the ordinance to be.

Highlights of the proposed ordinance include:

- Creates a definition of a Commercial Campground. This definition would allow a campground that would be comparable to a traditional “KOA” campground with sewer hookups, a main office building, picnic areas, playground equipment etc.
- Creates a definition of a Private Campground. This definition would allow a private property owner to build a campground for use by 3 or more family and friends. No commercial use of the property would be allowed.
- Prohibits both Commercial and Private Campgrounds in platted subdivisions.
- Creates submittal requirements and approval criteria for both uses.
- Limits time of stay for individuals within a campground to 14 days within a 30 day window.
- Creates regulations for the seasonal use of a Recreational Vehicle (the regulations do not apply to RVs that are stored or parked on private property.
- Limits the number of RVs allowed to camp on a parcel at the same time to 2.
- Limits the number of days an RV can camp on a parcel to 14 for RVs with a hookup and 3 with no hookup.
- Creates a definition of a manufactured home. This is important to differentiate between an RV which is not designed as a permanent living quarter and a manufactured home which is designed for permanent residency.
- Creates definitions for Private and Commercial Campgrounds and Recreational Vehicles.

Recommendation

Staff requests that the Eastern Summit County Planning Commission discuss the possibility of creating a lighting ordinance for inclusion in the Eastern Summit County Development Code and provide staff with direction.

Exhibits

Exhibit A. Proposed Language

Chapter 11-6-22 Private Campgrounds, Commercial Campgrounds and Seasonal Recreational Vehicle Use.

The purposes of this Chapter are to:

- To provide regulations relating to allow for the creation of safe and efficient Campgrounds in Eastern Summit County.
- To protect Eastern Summit County's watershed and wetlands from contamination from illegal sewage or greywater dumping.
- Protect Campground uses and nearby residential uses from conflicts with one another.

Applicability

Commercial Campground

Unless approved by the County Council as part of a Master Planned Development, Commercial Campgrounds are prohibited within a platted Subdivision. A Commercial Campground located outside of a platted Subdivision and within the RC, AG-10, AG-20, Ag-40 and AG-80 zones is a Conditional Use Permit.

Private Campground

Private Campgrounds are prohibited within a platted Subdivision. A Private Campground located outside of a platted Subdivision and within the RC, AG-5, AG-10, AG-20, AG-40 and AG-80 zones is a Low Impact Permit. Private Campground shall meet all criteria for a Commercial Campground as written in Section --- of this Chapter.

Submittal Requirements

In addition to the required submittals for a Conditional Use Permit, all applications for a Commercial Campground shall include the following:

1. Narrative that at minimum includes the following information:
 - a. General proposal of the camping operation.
 - b. Total number of campsites broken down into the different types (Tents, RV's, etc.).
 - c. Hours of operation and season of operation.
 - d. Number of employees on site at busiest time of the year
 - e. Water: Please provide methods of water supply. This may include a well permit, ability to serve letter from a district, or method of supplying potable water or other water supply to the campground.
 - f. Sanitation: Proposed method of sanitation.
 - g. Access: How will customers access the site?

- h. Proposed trash control and removal.
 - i. Permanent and Temporary improvements, including tent sites, trash containers, fire rings, and sanitary facilities.
- 2. Site Plan: Scaled Site Plan showing and/or explaining the following when applicable:
 - a. Location of Camp and RV Sites). Campsites shall be numbered and scaled correctly as dictated in the performance standards below.
 - b. Vehicular circulation and off-street parking.
 - c. Location of water and sanitation facilities. Please delineate the type of water and sanitation facility on the site plan.
 - d. Proposed roads and parking for campers.
 - e. Entire parcel boundary.
 - f. Significant on-site features.
 - g. Campsite screening.
 - h. All existing and proposed improvements, including drive paths, parking, structures, and utilities.
- 3. Campground Operating Plan which shall address mitigating the following impacts:
 - a. Trash
 - b. Fire safety
 - c. Access and dust control
 - d. Noise, smoke, and light pollution
 - e. Domestic animal control
 - f. Visual appearance
- 4. Grading and Drainage Plan prepared and stamped by a licensed engineer that indicates the following:
 - a. Existing and proposed topographic contours.
 - b. Drainage patterns and stormwater runoff from on-site and off-site flow.
 - c. Location and construction details for all proposed watercourses, retention and detention areas.
 - d. Location and construction details for all proposed culverts, retaining walls, curbs/gutters, etc.
 - e. Slope stabilization measures for all cut and fill slopes.

Criteria

- 1. Water and Sewage:
 - a. All Commercial Campgrounds shall provide an adequate potable water supply at such locations and of such construction as may be required by the Summit

County Health Department and any other applicable government water supply requirements.

- b. Where a public sewer system is available, all plumbing fixtures, building sewers, and campground sewers shall be connected. If a public sewer system is not available, a private sewage collection and disposal facility meeting requirements Summit County Health Department and other applicable local government sewage disposal requirements shall be installed, and all building sewers and campground sewers connected.
- c. No waste of any kind, including graywater, shall be discharged into or allowed to accumulate on the ground surface or into a stream, river or other water way.
- d. A Commercial Campground with more than 10 spaces shall provide a central service building or area containing the necessary sanitation facilities as dictated by the Summit County Health Department.

2. Ownership and Subdivision:

- a. A Commercial Campground shall remain under one ownership. Subdivision shall not be permitted except as provided by the Subdivision Regulations in Chapter 4 of this Chapter.

3. Setbacks:

- a. Any building, camping space, parking space or other structure in the Commercial Campground shall be located at least 150 feet from the right-of-way of any adjoining public road, and at least 100 feet from the property line.
- b. Any building, camping space parking space or other structure shall be located at least 100 feet from the edge of stream or river, except a minimum of 200 feet for any sanitary facility.
- c. Any building, camping space parking space or other structure shall be located at least 100 feet from an existing single-family dwelling.

4. Recycling/Garbage and Trash Collection:

- a. As part of the CUP review, the applicant shall demonstrate that recycling/garbage and trash stations have been provided in adequate numbers and locations to facilitate storage and collection. The management of the Commercial Campground shall be responsible for the collection and disposal of recycling/garbage and trash.

5. Fire Protection:

- a. Each camp shall provide such fire protection equipment as may be required by the applicable Summit County Fire District.

6. Time of Stay:

- a. No recreational vehicle or park tenant shall stay longer than 14 days within a 30 day period.

7. Campsite Design Standards:

- a. In the location and spacing of campsites, there shall be a minimum of 12 feet between RVs and/or structures.
- b. Restroom facilities shall be located within 400 feet of any campsite. Handicapped access to restroom facilities is required.
- c. The density of vehicle spaces shall not exceed 15 per acre for the gross acreage.

8. Parking:

- a. Off-street parking for one motor vehicle for each camping space shall be provided.

Seasonal Use of a Recreational Vehicle

Applicability

Use of a Recreational Vehicle to camp on private property is allowed on a limited basis in all zones in Eastern Summit County. These regulations do not apply to unoccupied Recreational Vehicles that are parked or stored on private property.

Criteria

1. Time allowed to camp:

- a. A Recreational Vehicle that is hooked up to water sewer and electricity may be occupied on private property for up to fourteen (14) consecutive days.
- b. A Recreational Vehicle that is not hooked up to water sewer and electricity may be occupied on private property for up to three (3) consecutive days.

2. Number of Recreational Vehicles allowed to camp on private property:

- a. Unless they are part of an approved Public or Private Campground, a maximum of 2 Recreational Vehicles may be occupied on a single Parcel or Lot at any given time.

Definitions

Campground, Commercial means any real property that is set aside and offered by a person for direct or indirect payment of the owner, lessor, or operator thereof for parking or accommodation of Recreational Vehicles, tents, and/ or similar shelters that are not designed for permanent or year-round occupancy. A campground may provide facilities for outdoor recreational activities, including structural improvements such as covered cooking areas, group facilities, and travel trailer or tent sites.

Campground, Private means any real property that is set aside and offered by a person for use by family members or other individuals at no cost for overnight parking or accommodation of 3 or more Recreation Vehicles, tents, camper trailers, camping trucks, motor homes, and/or similar shelters that are not designed for year-round occupancy.

Manufactured home means a structure, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width or 40 body feet or more in length or which when erected on-site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. The term does not include any self-propelled recreational vehicle.

Recreational Vehicle Recreational vehicle means a vehicle which is built on a single chassis or capable of being placed in or on a vehicle; designed to be self-propelled or towable by a light duty truck; and designed primarily for use as temporary living quarters for recreational, camping, travel or seasonal use. The basic entities are travel trailer, camping trailer, truck camper, and motor home.

~~MOBILE HOME: Any vehicle or object intended for occupancy by an individual or family that was originally constructed in total so as to be portable or mobile, whether presently affixed to the ground or not, and which is intended to be connected to on site utilities.~~

~~MOBILE HOME PARK: A parcel or lot under one ownership that has been planned, improved, and approved for the placement of two (2) or more mobile homes intended for occupancy.~~