

## **PUBLIC HEARING**

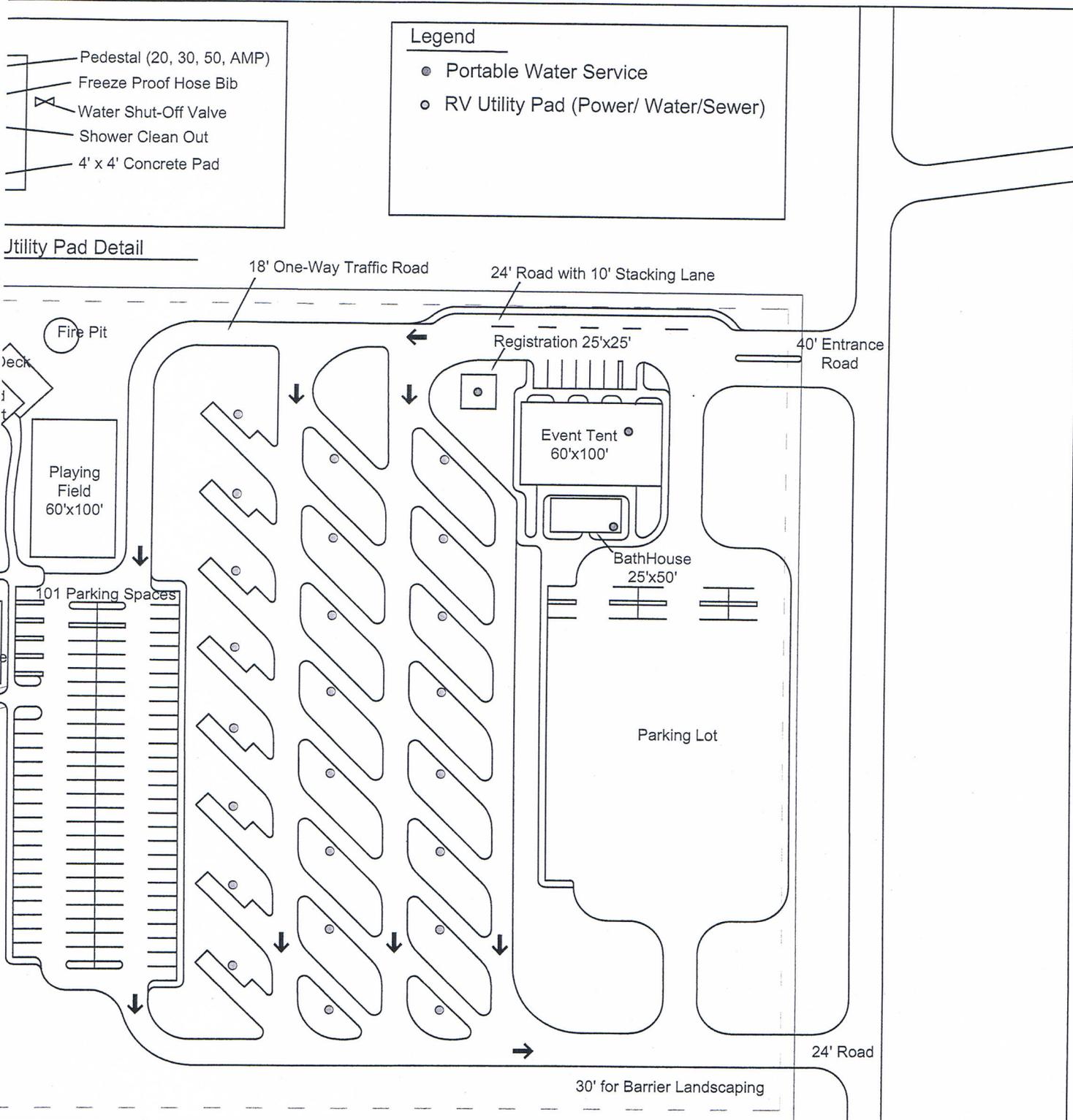
The Garden City Planning Commission will hold a Public Hearing on Wednesday, March 4, 2015 at 4:45 p.m. at the Garden City Lakeview Center located at 69 N. Paradise Parkway, Building C.

### **AGENDA**

1. Roll Call
2. Conditional Use Permit application to build a high quality RV Park. This will be located west of 300 W./#41-17-00-075, 085 and will be named Conestoga. Applicant is Glampco, LLC and Michael Knapp.
3. #15-13, An Ordinance updating RV Parks.
4. Adjournment

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Garden City Office at (435) 946-2901 on Monday through Friday, at least 3 working days before the meeting. The office hours are 9:00 a.m. to 5:00 p.m.

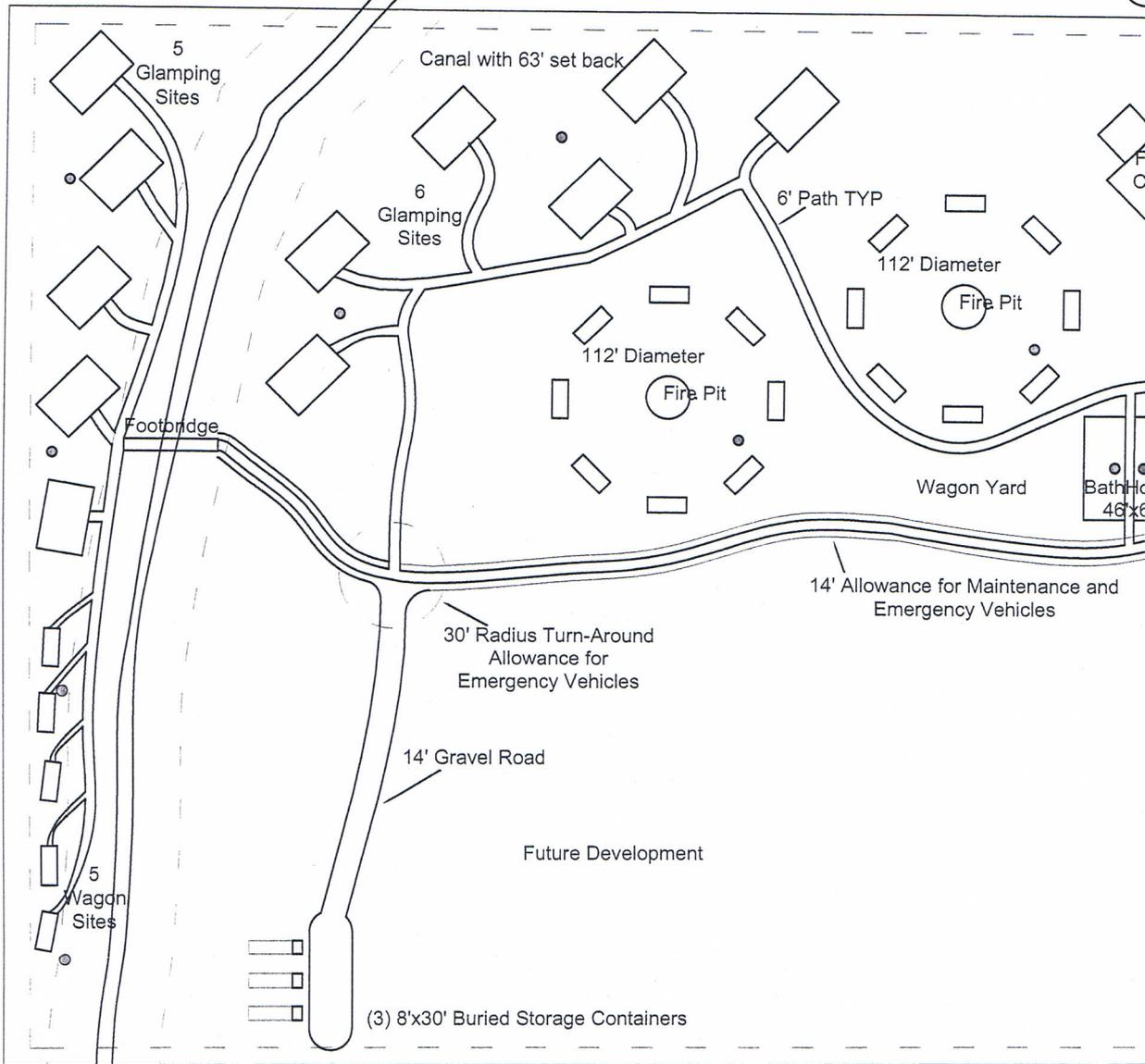
Posted this 19<sup>th</sup> day of February, 2015.



Camping Park  
for Lake, Utah

Bud Surles Consulting Group, LLC

*Signature Resorts for the 21st Century*

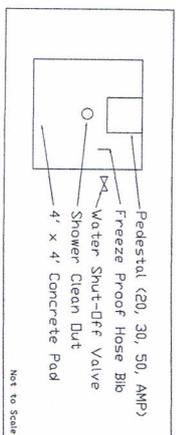
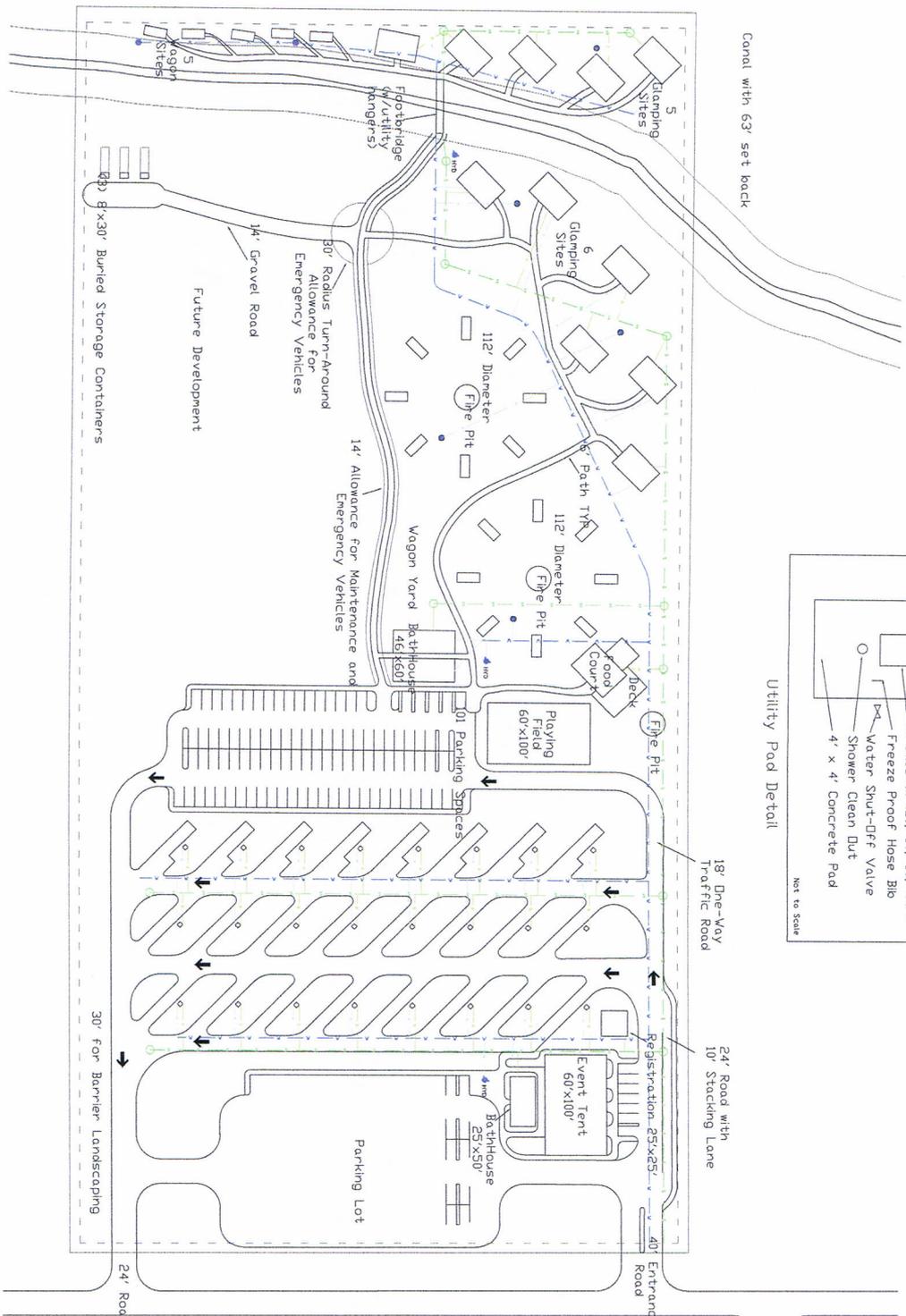


1

# MasterPlan DRAFT

Scale: 1"=100'  
February 11, 2015

GL  
Be



**LEGEND:**

- PROPOSED WATER MAIN PER ENGINEERING
- PROPOSED WATER SERVICE PER ENGINEERING
- PROPOSED SEWER MAIN PER ENGINEERING
- PROPOSED SEWER SERVICE PER ENGINEERING

**NOTES:**  
UTILITY LOCATIONS ARE APPROXIMATE

**QUANTITIES:**

- GRAVEL ROAD: 163,204 SQ. FT.
- CONCRETE PADS: 11,060 SQ. FT.
- SEWER MAIN: 2,750 LFT
- SEWER SERVICE: 1,015 LFT
- WATER MAIN: 2,854 LFT
- WATER SERVICE: 1,680 LFT

Date: 2/17/2015

SITE UTILITY PLAN  
Scale: 1" = 50'

CLAMPING PARK  
BEAR LAKE, UTAH

Designed by:  
Bob Surles Consulting Group, LLC.



## ORDINANCE # 15-13

### AN ORDINANCE UPDATING RV PARKS

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Town of Garden City must have ordinances that are fair and equitable to every property owner and developer who wishes to develop in the Garden City Town limits; and

WHEREAS, the Garden City Planning Commission and Town Council realize the importance of having homes in all commercial areas; and

NOW THEREFORE, be it ordained by the Town Council, of the Town of Garden City, Rich County, State of Utah, that Ordinance #11C-706 Recreational Vehicle Parks be amended as follows:

#### 11C-706 Recreational Vehicle Parks

# Draft

#### A. General Requirements.

1. ~~Location: Recreational vehicle parks are conditional uses in all zones.~~
2. Permit Required: No person, firm or corporation shall construct, enlarge, or alter any type of Recreational Vehicle Park or subdivision without first obtaining a building permit issued by the Town for the performance of such work.
3. Types of Recreational Vehicle Park:
  - a. Commercial Recreational Vehicle Parks: This type of park has unified ownership, for the purpose of providing rental space to the general public for recreational vehicles.
  - b. Private or Semi-private Recreational Vehicle Parks: This type of park has various types of ownership possibilities such as individual lot ownership (subdivision), condominium, and a unified ownership where memberships are sold.

#### B. Application Processing.

1. Pre-Application: A form provided by the Town shall be filed with the Town Planning and Zoning Commission by the developer for the purposes of determining the feasibility of the development and identifying approval

process.

2. Application: The developer shall file with the Commission a complete application and drawings as required by this Ordinance.
  - a. One complete set to each member of the Commission.
  - b. A filing and checking fee per the fee schedule adopted by the Town Council of Garden City shall be paid to the Town prior to any action by the Commission on the application.
    1. \$150.00 plus \$5.00 per space.
3. Review by the Commission: All recreational vehicle parks and mobile home parks are subject to review and approval by the Commission. The review shall be scheduled for the next regular meeting and held as a public hearing following receipt of complete application and provided that fifteen (15) days notice is given to adjacent property owners by the applicant. Proof of said notification shall be presented to the Commission.
4. Action Forwarded: The findings and action of the Commission shall be forwarded in writing to the applicant and the Town Council.
5. Preparation of Final Plans: Final plans for the development shall be prepared by the applicant according to the Town requirements and conditions of the Commission in such detail to provide checking of construction work. These plans shall be submitted to the Town Council along with the construction permit fee per the fee schedule adopted by the Town Council of Garden City.
6. Town Council Action: The Town Council shall at their next regularly scheduled meeting following receipt of complete final plans, review and take action on the plans and construction permit considering the following aspects:
  - a. Need for project.
  - b. Planning and Zoning Commission recommendation.
  - c. Compatibility with adjacent properties and public facilities.
  - d. Compatibility with Town's Comprehensive Plan.

C. Pre-Application

1. Contents:

- a. Pre-application form provided by the Town.
- b. Vicinity map showing the location of the project in relation to the Town and its boundaries.
- c. Narrative statement explaining the proposed size, scope, and intent of the project.

D. Application

1. Contents: Application for the construction, enlargement or alteration of a recreational vehicle park shall be made on forms provided by the Town and shall contain the following information:

- a. Names and addresses of developer and principal professional personnel involved in the plan preparation.
- b. Legal description and proof of ownership of development area.
- c. Size of proposed development in acres.
- d. Amount in acres and percent of area to be set aside for recreation or common space.
- e. Number of spaces or lots intended for development.
- f. Approximate population of development when totally occupied.
- g. Names and addresses of adjacent property owners with 300 feet of the development boundary.
- h. Recreational Vehicle Park Development Plan. A complete set of drawings of the recreational vehicle park, showing compliance with all applicable provisions of this ordinance and shall contain at least the following:
  1. Title, scale, North arrow and date. Vicinity map of reasonable size showing land uses of adjacent lands and all public and private roads within 300 feet of the development boundary.
  2. Plan drawing showing the direction of drainage with maximum contour intervals of five (5) feet.
  3. Dimensions and boundaries of development area.

4. Number, location and size of all spaces.
5. Typical layout and cross-section of a typical designated space showing all improvement and facilities.
6. Location and width of roadways.
7. Location and design of any structures built on permanent foundations.
8. Location, size and specific nature of recreational use area.
9. Location and size of water lines and their connecting point to the city network.
10. Such other detail as might be determined necessary and proper.

E. Final Plan.

1. Content. The final plan shall include all information of the application and development plan plus additional details of the public facilities and utilities to insure proper construction.

F. Standards for Recreational Vehicle Parks.

1. Size of Development. Each recreational vehicle park shall contain at least four (4) gross acres or at least fifteen (15) spaces or lots.
2. Density. Commercial type recreational vehicle park density shall not exceed eight (8) spaces per acre. Private or Semi-private recreational vehicle park density shall not exceed five (5) spaces per acre.
3. Minimum requirements for each recreational vehicle space:
  - a. 1500 square feet
  - b. Minimum width - 25 feet
  - c. Minimum rear setback - 15 feet from property line
  - d. Side yard setback from road: 6 feet
4. Parking: In addition to the parking at each space, additional parking at a ratio of one (1) space for every five (5) recreational vehicle space(s) in the park shall be provided.
5. Recreation and Play Areas: Recreation and common play areas for the development shall be provided equivalent to 10% of the gross development area, and shall consist of well-kept lawns with both scattered

trees and open space.

6. Water and Sewerage Facilities: These shall be provided in each recreational vehicle park with the following minimum standards:
  - a. Water outlets shall not be located further than 300 feet from a recreational vehicle space which is not equipped with individual water connections.
  - b. One recreational vehicle sanitary disposal station shall be provided for each 100 recreational vehicle spaces, or parts thereof, which are not equipped with individual sewer connections.
  - c. Personal Services Facility: Each park shall provide at least one personal service building containing the following facilities: showers, toilets, lavatories, and other necessary health facilities.
  - d. Solid waste disposal shall be provided with use of covered containers.

The above list of minimum facilities plus any other water, sewerage or sanitary facilities shall comply with local health codes or the standard promulgated in the Utah State Division of Health Code of Campers, Trailer Court, Hotel, Motel, and Resort Regulations Parks II and Part V.

Proper water connection to the Town networks shall be the responsibility of the Town. The owners of the development shall be responsible to provide the distribution line for water and connector fees as approved by the Town.

7. Utilities. The basic utilities shall be placed underground and located at depths sufficient to assure proper safety.
8. Roadways. Roads within recreational vehicle parks shall remain privately owned and maintained. To maintain the safety and convenience of park users, all roads shall meet the following standards:
  - a. Minimum Width: 24 feet, no parking permitted.
  - b. Surface Type: Graveled, according to Town standards.
  - c. Maximum Grade: 8%.

Turn arounds shall be provided for all dead end roads over 100 feet in length, and shall have a minimum radius of fifty (50) feet. Maximum length of 660 feet for dead end roads and designated at entrance.

9. Fire Protection. The recreational vehicle park shall provide fire protection

according to the Garden City Fire District requirements and approved by the Town Council.

10. Landscaping. The recreational vehicle parks shall be landscaped and maintained according to the following minimum standards and shall be maintained at all times:
    - a. One tree per each three (3) spaces in the park shall be planted.
    - b. Trees shall be at least three feet tall and healthy.
  11. Screening and Buffer Area. Each recreational vehicle park may be required to provide screening from adjacent uses, as determined by the Planning and Zoning Commission.
  12. Telephone. Each recreational vehicle park shall have available a pay telephone twenty-four (24) hours a day.
  13. Registration and Supervision. A manager or attendant shall be available at all times a recreational vehicle park is open and servicing the public. Every owner or operator of a recreational vehicle park shall maintain a register containing a record of all occupants of the spaces and times occupied. The record shall be retained for two (2) years and open to authorized inspection. The register shall contain the following information:
    - a. Names and addresses of occupants of park.
    - b. The make and license number of vehicles.
    - c. The date of arrival and departure of each vehicle.
  14. Permanent Alterations or Construction. There shall be no permanent construction to or alteration of any recreational vehicle placed in the recreational vehicle park. Skirting is not permitted and wheels may be removed for temporary repairs only.
- G. Bonding. Prior to issuance of a building permit under this section, a cash deposit or performance bond in the amount of 150% of cost of improvements shall be submitted to the Town to insure proper final construction including landscaping, roads, water and sewer.

#### 11C-707 Administration and Enforcement

- A. Enforcement Authority. It shall be the duty of the Town Council and other such officials as may be determined by the Garden City Town Council to promulgate rules and regulations and to enforce this Ordinance.
- B. Mobile Home Park and Recreational Vehicle Park Business License Required. In

addition to the building permit required by this ordinance, each operator of a mobile home and recreational vehicle park shall procure an annual business license from the city.

- C. Business License -- Suspension -- Hearing. Whenever, upon inspection of any mobile home park or recreational vehicle park, the Town finds that conditions or practices exist which are in violation of any provision of this ordinance or of any regulation adopted pursuant thereto, the Town shall give notice of such violation in writing to the person to whom the license was issued, who shall have thirty (30) days to correct said deficiency. At the end of the period for correction of said conditions or practices specified in said notice, the Town shall re-inspect such mobile home park and if such conditions or practices have not been corrected, they shall give notice in writing to the person to whom the license was issued that the license has been suspended. Upon receipt of notice of suspension, such person shall cease operation of such mobile home park.

Any person whose license has been suspended, or who has received notice from the Town that their license will be suspended unless certain conditions or practices at the mobile home park are corrected, may request and shall be granted a hearing on the matter before the Town Council, provided that a petition for such hearing has been filed within ten (10) days following the day on which such license was suspended.

- D. Inspection. The Town is authorized and directed to make inspections to determine the condition of mobile home parks or recreational vehicle parks within the Town, in order that the Town may perform its duty of safeguarding the health and safety of occupants of mobile home parks and of the general public.

It shall be the duty of every occupant of a mobile home park or recreational vehicle park to give the owner or his agent or employee access to any part of such park or its premises at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with the ordinance.

- E. Variance. An application for variance of any of the provisions of this ordinance will be considered by the Board of Adjustments Committee of Garden City. However, no variance shall be granted, until application shows undue hardship because of the characteristic of the site and adjoining property owners have had an opportunity to be heard.

- A. Penalties. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in an amount not exceeding Two Hundred Ninety-Nine (\$299.00) Dollars or be imprisoned in the County jail for a period not exceeding thirty (30) days or be both so fined and imprisoned. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.