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**PLANNING COMMISSION WORKSHOP AGENDA  
CITY HALL, 250 NORTH 5<sup>TH</sup> STREET  
COMMUNITY DEVELOPMENT CONFERENCE ROOM**

**THURSDAY, MAY 9, 2019 @ 12:00 PM**

**Call to Order - 12:00 PM**

**Other Business**

1. TCP Update
2. Campground Regulations Update
3. Discussion regarding the requirement for Conditional Use Permits (CUPs) for Bars/Nightclubs in certain zone districts

**Adjournment**



**Grand Junction Planning Commission**

**Workshop Session**

**Item #1.**

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**Meeting Date:** May 9, 2019

**Presented By:**

**Department:** Community Development

**Submitted By:**

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**Information**

**SUBJECT:**

TCP Update

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

**Attachments**

None



**Grand Junction Planning Commission**

**Workshop Session**

**Item #2.**

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**Meeting Date:** May 9, 2019

**Presented By:** Kristen Ashbeck, Principal Planner/CDBG Admin

**Department:** Community Development

**Submitted By:**

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**Information**

**SUBJECT:**

Campground Regulations Update

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

**Attachments**

1. Campground Regs - Proposed Ordinance

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING GRAND JUNCTION MUNICIPAL CODE (GJMC)  
SECTION 21.04.030(e), RECREATIONAL CAMPGROUNDS AND OTHER RELATED  
SECTIONS REGARDING THE SITE DESIGN AND CONSTRUCTION STANDARDS  
FOR CAMPGROUNDS**

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan and provide appropriate and current regulation for development proposals and has directed that the Code be reviewed and amended as necessary.

The proposed amendment to GJMC Section 21.04.030(e), Recreational Campgrounds regarding the site design and construction standards for campgrounds. In general, these revisions are a re-write of the entire Code section in order to modernize and update the regulations, resulting in greater clarity and flexibility in design and construction of campground accommodations.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed Greater Downtown Overlay amendments.

After public notice and public hearing, the Grand Junction City Council finds that the proposed amendments to Section 21.04.030(e), Recreational Campgrounds and other associated sections accomplish an update to the Code that meets the desire to modernize the Code as well as provide improved guidance and responsive to industry needs in the development of campgrounds.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF  
GRAND JUNCTION THAT THE CODE IS AMENDED AS FOLLOWS:**

1. Amend Section 21.04.010, Use Table as below:

USE CATEGORY	PRINCIPAL USE	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2		
Parks and Open Space	Campground, Primitive	A															A							<a href="#">21.04.020(h)</a>
<b>COMMERCIAL</b>																								
Recreation and Entertainment, Outdoor – large, generally commercial uses that provide continuous recreation or entertainment-oriented activities	Campgrounds and Camps (Nonprimitive)	C													A	A	A							<a href="#">21.04.030(e)</a> & <del><a href="#">21.04.020(g)</a></del> <a href="#">h)</a>

2. Amend Section 21.10 to add the following definitions:

**Campsite.** Any defined area which is used for overnight stays by an individual, a single camping family, group, or other similar entity.

**Camping Guest.** One or more persons assigned to a single campsite.

**Camping Unit.** A self-propelled or towed recreational vehicle, other vehicle used for temporary human occupancy, or a cabin, tent or other type of shelter intended, designed or used for temporary human occupancy.

**Dependent Camping Unit.** A camping unit that has no toilet, sink or bathing facilities and is dependent upon a common building for these services.

**Independent Camping Unit.** A camping unit that has toilet, sink and bathing facilities requiring connection to a water and/or sanitary sewer system at the individual campsite.

3. Existing Section 21.04.030(e), Recreational campgrounds is stricken in its entirety and replaced with the following regulations.

#### **21.04.030 (e) Campgrounds.**

##### (1) Length of Stay

(a) The occupant of a camping unit (camping guest) shall not use the site as a permanent residence or domicile irrespective of the length of stay.

(b) The length of stay by a camping guest shall be market-driven and determined by the owner/operator of a campground.

##### (2) Campground Design and Site Layout

(a) General Location. The campground shall not be located in a floodway. Camp sites that do not have utility services may be located in a floodplain but shall be vacated when flooding is expected.

##### (b) Access and Circulation

(i) Entries, access drives, and parking areas shall meet City dimensional and Fire standards and grading, drainage and dust control requirements as applicable.

(ii) The surface of entries and access drive aisles shall be paved with asphalt or concrete with a pavement section to support an 80,000 pound fire truck.

(iii) Pedestrian walkways shall be surfaced with a firm and stable, ADA accessible material and designed to provide safe pedestrian circulation within the campground.

##### (c) Parking

(i) Parking or unit pull-in spaces shall be finished with a firm and stable material. At campsites designated as ADA-accessible, surfaces shall meet appropriate standards per the United States Access Board Guidelines and Standards for Camping Facilities.

(ii) A minimum of one parking space for a full-sized vehicle per intended camping unit on a campsite shall be provided at or in proximity to each campsite. A minimum of two additional parking spaces shall be provided at each common service building or campground office.

(d) Entries, access drive aisles and walkways shall be lighted every 500 feet, consistent with the overall design of the campground. Low-level, pedestrian lighting fixtures are encouraged.

(e) Site Design and Planning

(i) At least one camping unit with accessible/mobility features shall be provided for each 25 campsites within the campground and shall be located throughout the campground, not grouped into one location. The United States Access Board Guidelines and Standards for Camping Facilities provides specific design considerations.

(ii) All areas shall be well drained and so designed and used as to provide sufficient space for camping activities, vehicles, sanitary facilities, and appurtenant equipment.

(iii) Common service buildings including restroom and shower facilities shall be located at a distance of not less than 20 feet or more than 500 feet from any campsite that may be used by a dependent camping unit.

(iv) Entryways to common service buildings shall be lighted during all operational hours between dusk and dawn.

(v) Areas of campgrounds that abut residential properties shall be screened by a 6-foot solid fence or year-round vegetation measuring six feet in height. Fences must comply with GJMC [21.04.040\(i\)](#), any design guidelines and other conditions of approval.

(vi) Landscaping. All areas shall be covered with either the natural vegetation and/or an acceptable form of ground cover so as to facilitate drainage, reduce dust, prevent erosion and reduce fire hazards.

- One tree per 2500 square feet of the total net area used as campsites (e.g. exclude drive aisles, common areas or areas with common buildings) is required and trees may be distributed throughout the campground.
- Existing vegetation retained during construction of the campground may be counted towards the landscape requirement.
- Any new landscape areas/plants shall have an underground, pressurized irrigation system and/or drip system.

(vii) Each campground shall provide an active recreational area(s) such as a tot lot or playground, horseshoe pits or lawn game area consisting of a minimum of 100 square feet per campsite.

(f) Campsite Design

(i) Any campsite shall be set back a minimum of 20 feet from a public right-of-way.

(ii) Each campsite shall provide an average of 750 square feet of space per intended camping unit, and have a minimum width of 25 feet. If a site may be used for multiple units (e.g. group campsites), the campsite shall provide at least another 400 square feet per each additional intended unit.

(iii) A camping unit in full set-up mode (all extensions/pull-outs in place) or placed or built on a site shall not occupy more than 75 percent of the area of the campsite. Thus, campsite size shall be larger than the stated minimum if larger units are intended.

(iv) Camping units or attachments thereto (e.g. slideouts, awnings) shall be set back a minimum of three feet from individual campsite boundary lines or five feet from campground property boundary lines.

(v) Campgrounds shall provide minimum utility services at individual campsites as follows:

- For campsites intended for use by independent camping units, potable water, sewer inlet and electrical power shall be provided. All water and sewer services provided for individual sites shall be connected to a public system.
- For campsites intended for use by independent or dependent camping units requiring only partial hook-up, potable water and electrical power shall be provided.
- For campsites intended for use by dependent camping units or in an overflow area not to exceed 5 campsites/parking areas per 100 in the campground, no utilities are required.

(vi) The maximum number of camping guests allowed on an individual campsite shall be prescribed on the approved Site Plan.

(vii) Each site shall be marked and/or numbered for identification in a conspicuous location, be legible from the campground access drives, and a site map depicting all sites posted at the entrance to the campground.

(viii) No permanent or semi-permanent structures, such as cabins, lean-tos, accessory structures, sheds or habitable buildings, whether placed on a permanent foundation or not, shall be erected on a campsite except by the owner/operator of the property. Such structures shall be erected in accordance with applicable state or local building construction requirements.



(g) Water Services

(i) The campground water supply system shall be designed, constructed and maintained in compliance with all applicable codes and connected to a public water supply system.

(ii) Common water faucets shall be conveniently accessible from any campsite intended for dependent camping units. Spillage, overflow, drainage or wastewater from common faucets shall be discharged to approved drains or otherwise properly grade and constructed, to prevent impoundment of water, creation of mud holes or other nuisance conditions.

(iii) A water station for filling water storage tanks shall be provided at the rate of one station for every 100 campsites or part thereof that are designed for independent camping units. The water station shall be posted with a sign indicating it is potable water.

(h) Sanitary Sewer

(i) In larger campgrounds (e.g. one in which the number of campsites provided for independent camping units with no sanitary sewer hook-up exceeds 100) it is recommended that one sanitary waste station connected to a public sewer system be provided.

(ii) When a sanitary waste station is provided, it shall be located on a level site with a concrete slab sloped to a center drain and be easily accessible from the access drive.

(iii) When a sanitary waste station is provided, a means for flushing camping unit holding tanks and the immediate area shall be provided at each sanitary waste station. It shall consist of a properly supported water riser pipe, valved outlet and attached hose and be posted with a sign indicating non-potable water.

(iv) A flushing sink or other means of disposal connected to the public sewer system shall be provided for disposal of liquid wastes from dependent camping units unless a sanitary waste station is provided and is conveniently located to these campsites.

(i) Restroom and Shower Facilities

(i) All common restroom facilities shall be connected to public water and sewer systems. Privies or are not allowed within campgrounds within the City limits.

(ii) Required toilet, sink and shower facilities shall be provided in the following minimum numbers:

- Where a campground is designed and operated for exclusive use by independent camping units, at least one toilet and one sink shall be provided for each 50 campsites or fractional part thereof.
- Where a campground accepts or accommodates dependent camping units, at least one toilet and one sink shall be provided for every 10

campsites not provided with sewer connections or fractional part thereof and one shower shall be provided for every 10 campsites or fractional part thereof. Sinks shall be provided at each building containing toilet facilities at a rate of one sink per toilet for up to 6 toilets and 1 sink for every 2 toilets after that.

- Additional toilets and sinks shall be provided at the rate of one for every 15 picnic spaces, and one for each 50 persons in a recreational area having concentrated numbers of people.

(j) Health, Safety and Maintenance

(i) Emergency and fire safety rules and regulations shall be conspicuously posted by campground management and shall include the following information in addition to any other information required by the fire and or police department.

- Information needed for summoning the fire and police departments
- Campground location information needed to provide to responding emergency services
- Location of common water faucets
- Location of fire suppression hydrant(s)
- Location of sanitary waste station(s)
- Map of campground, identifying all buildings and campsites by number

(ii) All areas, including the storage, collection and disposal of refuse shall be maintained to minimize health and accidents, fire, air quality and other nuisance conditions.

(iii) Durable, water-tight, easily cleanable refuse containers, sufficient to contain all the refuse shall be provided at each service building, and sanitary waste station or at a central storage area readily accessible and located not more than 300 feet from any camp or picnic site unless provided at the campsite. Refuse containers shall be provided at the rate of eight cubic feet (60 gallons) for each five campsites or the equivalent thereof if containers are provided at individual sites. Provision of recycling containers for separation of plastic, glass, metal and aluminum containers is strongly recommended.

(iv) All trash collection areas shall be contained with a 6-foot privacy fence or wall on three sides of the area. A 6-foot fence shall be provided around hazardous areas.

(v) A fire ring shall be provided at any campsite at which burning of wood or other combustible material is proposed. All burning is prohibited during times of sustained winds, no burn days, and Red Flag Warnings.

(k) Site Plan Requirements. A proposed campground will be reviewed per GJMC Title 21 as required for campgrounds where allowed within a zoning district.

Development and Engineering Plans will be included in the development application that shall specifically illustrate the following elements of the campground:

- Campground entry and access drives with dimensions
- Individual campsites and intended placement of camping units with dimensions and site numbering
- Identification of type of campsite and intended camping unit e.g. dependent, independent, or camping equipment and anticipated number of maximum camping guests on each campsite.
- Other proposed structures and facilities such as common bathhouse, office, recreation room
- Common open space areas including any proposed permanent, propane-powered fire pit(s)
- Landscaping, screening and fencing
- Utility services – common and/or at individual campsites
- Location of emergency service information
- Refuse collection areas
- Locations of Fire Rings, Permanent Fire Pits or Fireplaces

Introduced on first reading this 15<sup>th</sup> day of May, 2019 and ordered published in pamphlet form.

Adopted on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2019 and ordered published in pamphlet form.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor



**Grand Junction Planning Commission**

**Workshop Session**

**Item #3.**

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**Meeting Date:** May 9, 2019

**Presented By:** Tamra Allen, Community Development Director

**Department:** Community Development

**Submitted By:**

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**Information**

**SUBJECT:**

Discussion regarding the requirement for Conditional Use Permits (CUPs) for Bars/Nightclubs in certain zone districts

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

**Attachments**

None