



Planning Commission Staff Report

To: Planning Commission
From: Planning Staff
Report Date: August 11, 2017
Meeting Date: August 15, 2017
Item: Workshop on campgrounds within city limits

General Information:

Requested Actions:	Discuss and provide guidance to staff regarding consideration of campgrounds in commercial zones
Included in Staff Report:	<ol style="list-style-type: none">1. Overview2. Relevant comprehensive plan policies3. Comparison of other city standards

1. Overview:

Property owners within commercial areas of the City have expressed interest in allowance for camping for special events and bike tour groups. Currently, city code does not allow for camping (tent or RV) within city limits. Planning staff is seeking guidance from the Planning Commission with regards to camping as an allowed, conditional or temporary use and other standards that may be applicable. No decision is requested at this time. Below preliminary research indicates that there are relatively few instances in which Cities have allowed campgrounds within commercial zones unless they are owned and operated by the municipality. There are, however, some instances of temporary campground allowances such as for special events.

2. Relevant Comprehensive Plan Policies:

- Goal CD-1: Historic Town, Policy A: Ensure that all commercial, single and multi-family development respect the town's unique historic character, in architecture, density and in site planning.
- Goal CD-2: Resource Conservation, Policy A: Locate population intensity in and near the downtown and where urban services are readily available.
- Goal CD-3: Quality Growth: Make higher density areas dynamic, attractive and desirable places to live and operate businesses.
- Goal LU-3: Have a prosperous and bustling Downtown.
- Goal R-2: Support recreation as an important component of Sandpoint community life.

Commercial Context Areas:

CA-4 pattern areas generally match those of CA-3B, but increase density by emphasizing two and three-story mixed-use and attached townhome-style residences. CA-4 areas are intended as vibrant secondary centers of commercial, office, and residential development, serving as neighborhood hubs for residents in neighboring CA-3 and CA-2 districts.

CA-5 areas are envisioned as the primary commercial centers of the city, similar in urban pattern to CA-4 but with additional density in the form of scaled multi-story buildings housing shops and stores on the ground floor, offices on the second floor, and remaining floors dedicated to condos and apartments. CA-5 areas are envisioned as safe, pedestrian friendly and attractive places, drawing visitors and residents for community events, public art, shopping, dining and entertainment.

2. What some other cities do (or not do):

Eugene, OR:

- Allows overnight camping for residential and businesses with limits on vehicles and # of families
- Allows overnight camping on gravel or vacant lots with owner permission
- Owners must provide:
 - Sanitary facilities
 - Garbage disposal
 - Storage area for personal items so not visible
 - Setbacks from property line
 - No payment allowed
- Allows for the City manager to prohibit or revoke overnight camping on certain properties where activity on the property is incompatible with the uses adjacent or constitutes a nuisance or threat to the public welfare.

Vancouver, WA:

- Allows camping paraphernalia on most publicly owned property (not including parks).

- Does not allow camping on private property

Sacramento, CA

- Does not prohibit overnight camping on private residential property by friends or family and not more than one consecutive night.
- Allows the City Manager to issue a temporary permit to allow camping on public or private property in connection with a special event.

Santa Cruz, CA

- Camping allowed in public areas specifically set aside and clearly marked
- Camping events authorized and permitted by the Santa Cruz City Parks Department
- Camping events authorized by City Council
- Residential with consent of owner in rear yard or front that is screened
- Inside a registered vehicle: Religious institutions with consent of owner
- Inside a registered vehicle: Parking Lot of business with written consent of both business and property owner and no more than two at a time.

Bristol, TN

- Temporary Campgrounds (no more than 14 consecutive days) allowed by special ordinance

Hendricks County, IN

- Temporary Campgrounds (for no more than 21 days within any given calendar year) allowed by special ordinance and requiring an annual permit.

Boise, ID

- No allowance found in commercial zones

Coeur d 'Alene, ID

- No allowance found in commercial zones

Whitefish, MT

- Allowed by CUP in outlying commercial (resort) areas