



Staff Report

To: Francis Planning Commission

From: Katie Henneuse

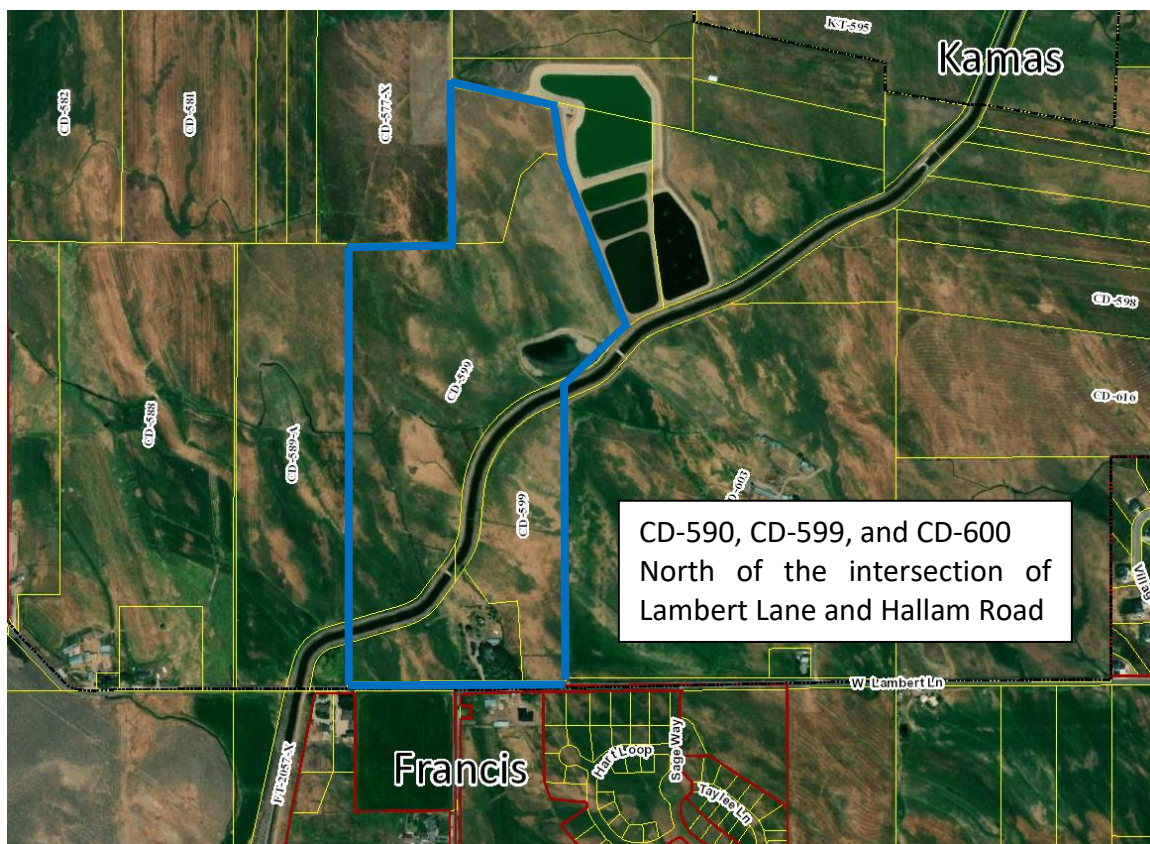
Report Date: June 12, 2024

Meeting Date: June 20, 2024

Title: Burton Ranch Annexation

Type of Item: Legislative

Map and Location:



Executive Summary:

In March 2024, Richard Rapp with Annapurna Capital Partners, LP, filed an annexation petition for three parcels (CD-590, CD-599, and CD-600). These parcels comprise 92.19 acres on the northern side of the City's annexation declaration area, near the intersection of Lambert Lane and Hallam Road. The applicant is proposing to develop approximately 25 acres south of the canal and one acre north of the canal as a 104-unit residential subdivision named Burton Ranch. The remaining 66 acres of open space north of the canal will be placed in an agricultural conservation easement.

Background:

A Joint Work Session with the City Council and the Planning Commission was held on May 2nd, 2024, to discuss the potential annexation.

The City Council accepted the annexation petition for further consideration on April 11th, 2024.

The applicant petitioned the City Council for annexation of the same property in September 2022. The concept plan proposed residential development on the north and south side of the canal as well as a small commercial-zoned area. The petition was denied.

Annexation Process:

1. Annexations are initiated by a Notice of Intent which is filed with the City and the County. The County mails notices to property owners within the area proposed for annexation and to property owners within 300 feet of the proposed annexation.
2. Annexation petitions are filed with the City Recorder. The applicant delivers a copy of the petition to the County the same day the petition is filed with the City.
3. The City Council evaluates the petition at their next regularly scheduled meeting. The City Council may accept or deny the petition for further consideration.
4. If the petition is denied, notice is mailed to the applicant and the County.
5. If the petition is accepted, the City further evaluates the petition. First, the City Recorder and City Attorney determine if the petition meets the requirements of State Law. If it does, the City will certify the petition and then post and mail notice as required by State Law, beginning a 30 day protest period.
6. A public hearing before the Planning Commission occurs during or after the protest period and the Planning Commission issues a recommendation. The City Council holds a public hearing after the protest period and grants or denies the petition.

Analysis – Annexation and the General Plan:

The General Plan sets the following land use goals and policies which should be considered in relation to this application.

Land Use Goal 1 Encourage development that respects and preserves the character of Francis.	
Policy 1A	Encourage residential development to occur in conservation subdivisions, preserving open space.
Policy 1C	Support continuation of agricultural land uses in Francis.
Policy 1D	Identify and designate environmentally sensitive lands, scenic views, and important open spaces to limit the adverse impacts of development on and near these lands.
Policy 1E	Maintain an open space system that enhances quality of life, is interconnected, preserves environmental quality, and protects development from natural hazards.

A conservation subdivision is planned in the annexation area, following the General Plan guidance. Over 70% of the land will continue to be used for agriculture in perpetuity. 30% of the land will be developed and will no longer be used for agriculture. The property is under contract for six million dollars. If the City purchased the property and kept it all conserved as open space, the cost would be approximately \$10,000 per household.

The open space is adjacent to the City's sewer ponds. The City's continued use of these ponds and their potential expansion will be protected by the large buffer of open space. If this land is not annexed and future development is allowed to occur near the ponds, the City may need to purchase this property as a buffer.

The National Wetlands Inventory shows that there are potential wetlands in the development area (attached). The applicant should be required to complete a wetlands study before plat approval.

The open space area is connected to other agricultural areas and is near the Ure property which is under contract by Summit County for potential conserved open space.

Land Use Goal 2 Carefully plan for growth, ensuring development occurs in suitable locations.	
Policy 2A	Prioritize development within the existing Francis boundaries.
Policy 2B	Guide land use and growth decisions through application of the General Plan, Zoning Map, and the Future Land Use Map.
Policy 2C	Density increases should be considered only upon demonstration of adequate infrastructure, resource availability, and benefit.

There are over 500 entitled housing units within current City boundaries that have not applied for a building permit. It also may be more desirable to fill in areas near the center of the city before extending the boundary northward.

The Future Land Use Map shows this area being zone AG-2.

The City should evaluate whether it can provide water and sewer infrastructure for an additional 104 units. Adequate water shares will need to be turned in by the applicant to supply water for the development.

There are several benefits of this annexation – the conserved open space, especially in proximity to the City’s sewer ponds is the main benefit. This property was formerly in the West Hills incorporation area but was excluded per the applicant’s request. Another benefit if annexed, is that it would be within the City’s jurisdiction.

Analysis – Annexation and City Code (Section 17.10):

Prior to City Council action on the petition, the City Code says the City Planner “Shall review the application and survey of the annexation area ... and evaluate the feasibility of the subject expansion of the City’s boundaries.”

When considering annexation, the City Code directs the City Council to, “Strive to avoid gaps between or overlaps with the expansion areas of other municipalities; consider the population growth projections for Francis City and adjoining areas for the next 20 years; consider current and projected costs of infrastructure, urban services, and necessary public facilities; facilitate full development of areas within Francis City; expand infrastructure, services and facilities into the area being considered for inclusion in the expansion area when practical and feasible; consider, in conjunction with Francis City’s general plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development; consider the reasons for including agricultural lands, forest, recreation areas, and wildlife management areas in Francis City.”

The area proposed for annexation does not create any islands or peninsulas. It is near other new developments and is within the City’s annexation declaration area (see attached map). It was formerly in the West Hills incorporation boundaries but was excluded per the applicant’s request. It is not within any other municipality’s annexation declaration area.

The City’s population is projected to grow by approximately 1,000 in the next 20 years. Estimating two people per household, 500 new units need to be built to accommodate this growth. There are over 500 residential units already entitled in the City.

Projected Population Growth

	2020	2030	2040	2050	2060
Summit County	42,701	44,136	50,630	55,099	59,603
Francis City	1,614	1,838	2,363	2,976	3,851

Water and sewer infrastructure are located nearby in the Hart Crossing subdivision.

The main access roads are Lambert Lane and Democrat Alley. The applicant provided a Trip Generation Memo (attached). The memo's findings are summarized as, "The road network in the area has the capacity to accommodate the projected demand of the site. An intersection analysis and new counts would be needed to determine the access level of service and delay for the turning movement ingress and egress." Although the existing roads have the capacity to accommodate this new subdivision, an additional study is recommended to determine if a turn lane on Lambert Lane be required.

Summit County has been planning for several years to build a collector street from Hallam Road to SR 248 through this or nearby property. The purpose of the collector street is to provide a more direct route to SR 248 for the increased traffic from the new nearby development in the Wild Willow, Hart Crossing, and Hidden Meadows subdivisions and take it off Lambert Lane. An easement for this future right-of-way is shown on the concept plan. Staff had discussions with representatives from Summit County. The County Council also discussed this proposed annexation and the collector street at their meeting on June 5th. Although no clear direction was given by the County, it is likely that Francis City will be responsible for building the collector street to the boundary if this property is annexed into Francis City.

Analysis – Zoning and Concept Plan

The concept plan submitted with the petition proposes an AG-1 conservation subdivision. The Future Land Use Map projects the area being zoned AG-2.

Conservation subdivisions allow for the clustering of residential lots, while preserving open space areas. In the AG-1 zone, a conservation subdivision is required to have a minimum of 50% open space. The concept plan submitted by the applicant places over 70% of the annexed land in open space.

Conservation subdivisions offer a development incentive. In the AG-1 zone the incentive is 15%. The property is 92.19 acres, which allows for up to 92 units plus 14 incentive units. The maximum allowed number of units is 106. The applicant is proposing 104 units. Townhomes are allowed at up to 25% of the total number of units. 21 townhome units are planned, which is less than 25% of the total number of units.

A narrow alley that is not the width of the standard City right-of-way is shown to provide access to the townhomes and some of the single-family homes. Staff recommends that the City get approval from the Fire District for this layout prior to annexation.

Lots 51-54 have driveway access from Lambert Lane. Lots 37-43 and 80-83 have access on the future collector street through the subdivision. The City tries to avoid driveways on collector streets.

Section 17.25.010 Double frontage lots and access to lots says, "Lots shall not, in general, derive access exclusively from an arterial or collector street. Where driveway access from an arterial or collector street may be necessary for several adjoining lots, the Planning Commission and City Council may require that such lots be served by a combined access drive in order to limit possible traffic hazards on such street. Where possible, driveways shall be designed and arranged so as to avoid requiring vehicles to back into traffic on arterials or collectors."

Section 17.25.110 *Access to highway, arterial, or collector streets*, says, “Where a subdivision borders on or contains an existing or proposed highway, arterial, or collector, the Planning Commission and City Council may require that access to such streets be limited by one of the following means:

1. The subdivision lots back onto the highway, arterial, or collector and front onto a parallel local street with no direct access to the primary arterial or collector, and screening provided by a strip of land along the rear property line such as lots.
2. A series of U-shaped streets or short loops entered from and designed generally at right angles to such a parallel street, with the rear lines of their terminal lots backing onto the highway, arterial, or collector roadway.”

The concept plan shows that the collector street right-of-way is planned to be 60 feet. The City Code says, “The minimum street width for a collector street shall be 44 feet and the minimum street right-of-way shall be 70 feet.”

Staff Recommendation:

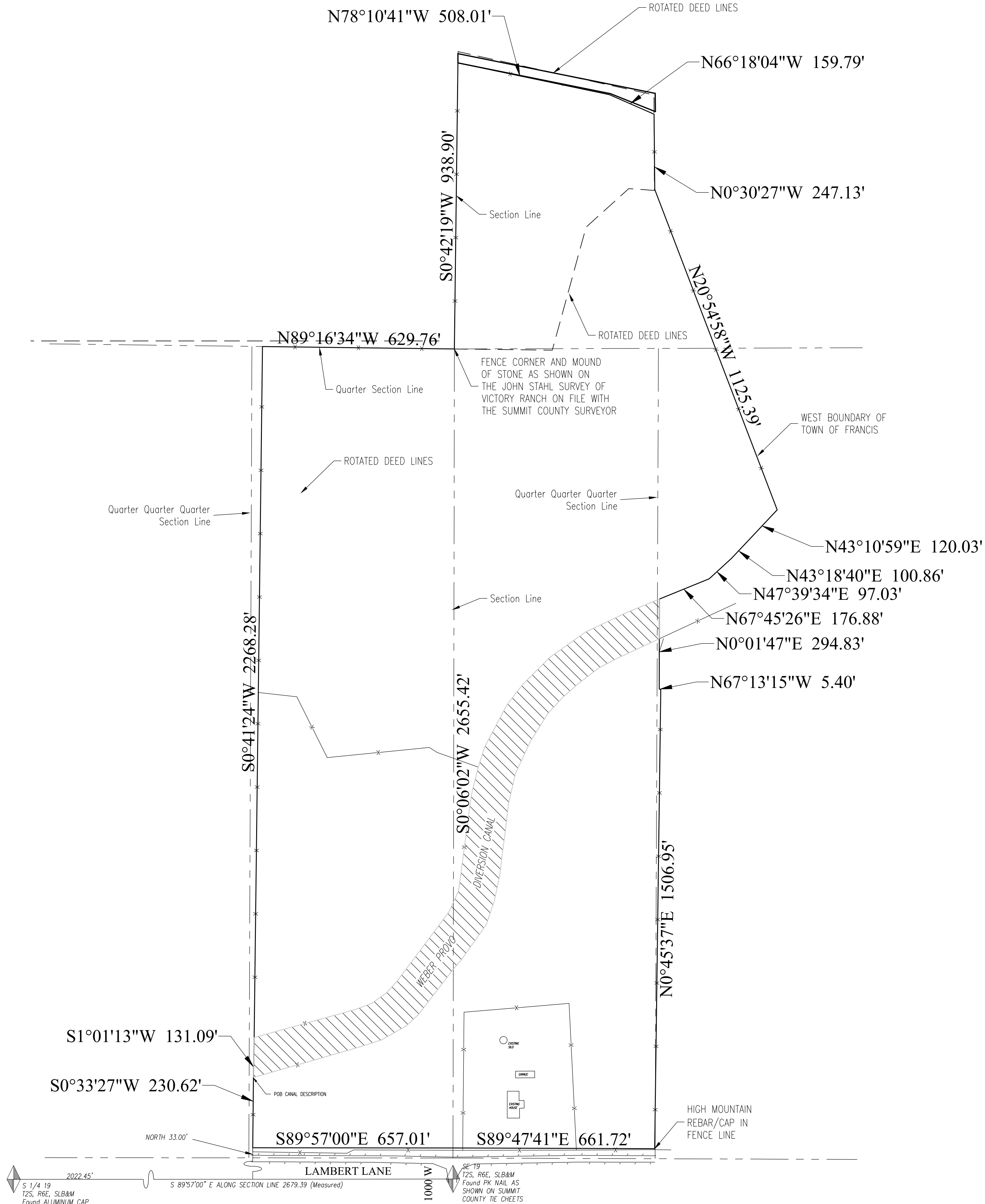
Discuss the benefits and drawbacks of this annexation. This item is legislative, and the Planning Commission may take any of the following actions:

- Positively recommend the annexation for approval, suggesting conditions for approval such as widening the collector right-of-way to 70 feet, updating the concept plan so there is no direct access to lots from Lambert Lane or the collector street, performing an intersection study to determine if turn lanes on Lambert Lane should be required, getting approval from the Fire District for the alley, and completing a wetlands study prior to plat approval.
- Negatively recommend the annexation for approval.
- Table this item if there is insufficient information to make a decision.

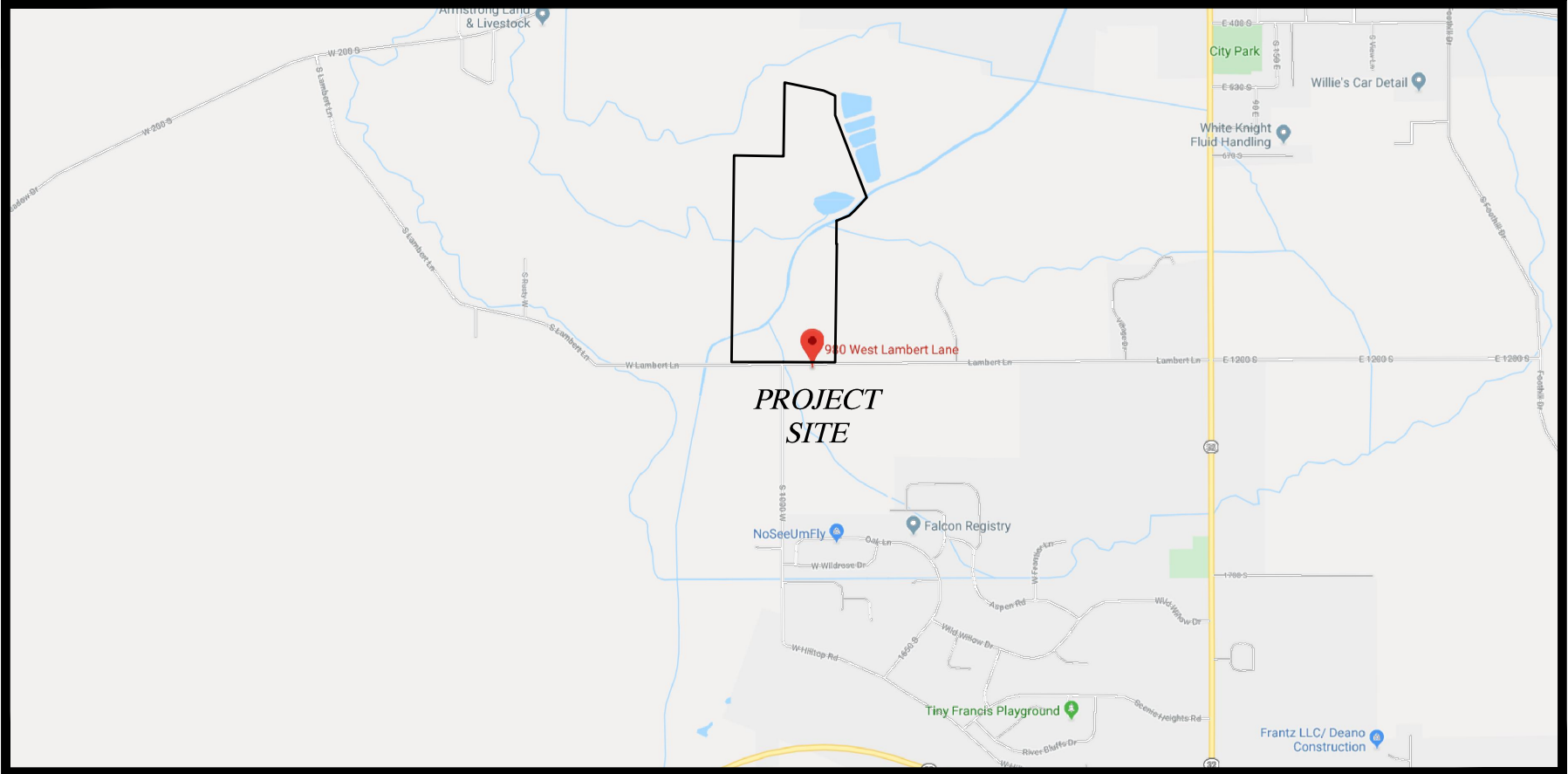
Community Review:

A public hearing is required. Notices for the hearing were posted and mailed in accordance with State and City Code.

MINTON FAMILY PROPERTIES BOUNDARY SURVEY



VICINITY MAP



GENERAL NOTES

- 1) Basis of Bearing is South 89°57'00" East along the Section from the South Quarter Corner of said Section 19, Township 2 South, Range 6 East (a Summit County Aluminum cap set in original stone), Salt Lake Base and Meridian to the Southeast Corner of said section 19 (a PK nail 2" below top of asphalt as shown on a Summit County tie sheet.
- 2) The purpose of the survey is to provide a boundary for the client
- 3) All descriptions platted provided by Client's Title Company file 26419 issued by High Country Title dated 31 October 2019
- 4) Minton Family Properties, LLC (Kitt Burton) retained Cliff Peterson to complete a Boundary Survey based on descriptions provided.
- 5) The fences have been determined to be the best evidence of the location of the surveyed property. The East Quarter of Section 19 was determined by the call out of the Cornerstone Survey of the Victory Ranch on file with the Summit County Surveyor located at the intersection of two fences and in a mound of stone.
- 6) This survey only addresses the outside boundary and does not address any easements or other items that may affect title. This is not an ALTA survey.
- 7) The field work for this plat was completed in November 1 of 2019.
- 8) See note concerning Canal Right-of-Way this page.

NEW BOUNDARY DESCRIPTION

Beginning at a point South 89°57'00" East along Section Line 2022.45 feet; and North 33.00 feet from the South Quarter Corner of Section 19, Township 2 South, Range 6 East, Salt Lake Base and Meridian; thence along a line that is 2 rods north and parallel to the section line of Section 19 South 89°57'00" East 657.01 feet; thence along a line that is 2 rods north and parallel to the section line of Section 20 South 89°47'41" East 661.72 feet to a rebar and cap marked High Mountain; thence along the quarter quarter section line and an existing fence North 0°45'37 East 1506.95 feet; thence along a fence line and a fence line extended the following courses and distances: North 67°13'15" West 5.40 feet; North 0°01'47" East 294.83 feet to the north right of way fence of the Weber Provo Diversion Canal; thence along the canal right of way fence the following courses and distances: North 67°45'26" East 176.88 feet; North 47°39'34" East 97.03 feet; North 43°18'40" East 100.86 feet; North 43°10'59" East 120.03 feet; thence along an existing fence and the westerly boundary of property owned by the Town of Francis the following courses and distances: North 20°54'58" West 1125.39 feet; North 0°30'27" West 247.13 feet; thence along a fence line the following courses and distances: North 66°18'04" West 159.79 feet; North 78°10'41" West 508.01 feet; thence along the east section line of section 19 and a fence line South 0°42'19" West 938.90 feet to the East Quarter Corner of Section 19 which is a fence corner in a mound of stone as called for in the Victory Ranch Survey performed by Cornerstone, Inc on file with the Summit County Surveyor; thence along the Quarter Section line of Section 19 and a fence line North 89°16'34" West 629.76 feet; thence along a fence South 0°41'24" West 2268.28 feet to the north right of way fenceline of the Weber Provo Diversion Canal; thence South 1°01'13" West 131.09 feet to the south right of way fenceline of the Weber Provo Diversion Canal; thence along a fence line South 0°33'27" West 230.62 feet to the point of beginning.

Less and excepting the Weber Provo Diversion Canal Right-of-Way as described on page 2 of this survey.

Containing 4,288,636 sq. ft. or 98.3725 acres gross

Containing 4,023,747 sq. ft. or 92.3725 acres net (after Canal Exception)

Taken from the Matt Clarke Weber Provo Diversion Canal Right-of-Way Improvement Survey of 2005 accepted by G. Keith Denos of Provo River Water Users

The BOR in contracting with the parties to purchase the canal right-of-way agreed, per language in the land purchase contracts, to fence the canal right-of-way lines that were acquired. Typical land purchase contract language reads "The United States agrees, at its own expense, to build a substantial five-wire (barb) fence or equivalent, with posts 16.5 feet apart, along each side of the above described right-of-way." The best physical evidence found to retrace the canal right-of-way lines was the fence line locations that have been perpetuated since the 1930's. The electronic continuous canal right-of-way recreated in AutoCad as described above was rotated and translated to best fit the existing right-of-way fences along the canal and was broken and re-filled to corrected-up at several locations to best fit said right-of-way fences to account for small angular adjustments in the alignment. See the line and curve tables on sheet 23 for record and measured centerline data.

ABBREVIATIONS

15" ADS = IRRIGATION PIPE
CP = CONTROL POINT
DA = DRIVE APPROACH
DG = POWER DOWNGUY
FH = FIRE HYDRANT
PI = PRESSURIZED IRRIGATION AND VALVE
LP = LIGHT POLE
OHP = OVERHEAD POWER POLE
PB = POWER BOX

● SET REBAR/CAP #167172
UNLESS NOTED DIFFERENTLY

PM = POWER METER
PP = POWER POLE
SD = STORM DRAIN MANHOLE
SS = SEWER MANHOLE
TR = TELEPHONE RISER
TS = TRAFFIC SIGNAL BOX
TSP = TRAFFIC SIGNAL POLE
WM = WATER METER
WV = WATER VALVE

FENCE LINES

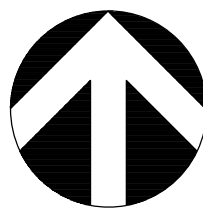
DESCRIPTION PROVIDED BY CLIENT

Parcel 1

Beginning 202.7 feet South 89°57'0" East from the South quarter corner of Section 19, Township 2 South Range 6 East, Salt Lake Base and Meridian, said point being the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 19; and running thence South 89°57'0" East 1325.70 feet, more or less, along said Section line to the Southeast corner of the Southwest quarter of the Southwest quarter of Section 20, Township 2 South Range 6 East; thence North 0°04'0" East 1873.30 feet along the quarter quarter quarter Section line to the Northerly line of canal; thence along said Northerly line North 6°12'0" East 120.0 feet, more or less, to a point of tangency to a 231.90 foot radius curve to the left; thence Northeasterly along said curve and said Northerly line 101.70 feet; thence North 41°43'0" East 21.60 feet along said Northerly line to a point of tangency to a 409.30 foot radius curve to the right; thence along said curve and Northerly line 20 feet, more or less, to the Southeast corner of Grantor's land, said point being on the Westerly boundary of the property conveyed to the Town of Francis by Warranty Deed recorded in Book 355 at Page 157 of the official records; thence along said Westerly line North 21°28'0" West 121.35 feet; thence North 86°36'0" West 84.14 feet; thence South 47°24'0" West 18.6 feet; thence South 14°46'0" West 418.80 feet, to a point on the center of Section line; thence North 89°52'0" West 830.0 feet, more or less, along said Section line to the Northwest corner of the East half of the Northeast quarter of said Section 19; thence South 2682.50 feet along said quarter quarter quarter line to the point of beginning.

Parcel 2

Beginning 2679.28 feet North and 2633.48 feet East from the South quarter corner of Section 19, Township 2 South Range 6 East, Salt Lake Base and Meridian, said point line on the West line of Section 20, Township 2 South Range 6 East; and running thence North 0°08'0" East 975.93 feet along said Section line; thence South 78°06'36" East 658.3 feet to a point on the Westerly boundary of the property conveyed to the Town of Francis by Warranty Deed recorded in Book 355 at Page 157 of the official records; thence along said Westerly boundary line South 0°48'20" East 313.36 feet; thence North 86°36'0" West 84.14 feet; thence South 47°24'0" West 18.6 feet; thence South 14°46'0" West 418.80 feet to a point on the center of Section line; thence North 89°52'0" West 321.30 feet along said center of Section line to the point of beginning.



200 0 200 600
SCALE 1"=200'

CLIFF PETERSON LAND SERVICES
SURVEYING, PLANNING, ENGINEERING -

889 South 1600 East
Springville, Utah 84663
(801) 489-3156 - (801) 372-3810

Cliff Peterson P.L.S.
#167172

BOUNDARY SURVEY

MINTON FAMILY PROPERTIES SURVEY

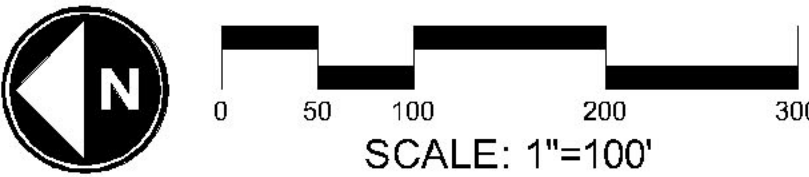
Kitt Burton
980 W Lambert Lane Francis Utah

DATE:	18 NOVEMBER 2019	SHEET #: 1 OF 2
DRAWN BY:	CUP	
CHECKED BY:	CUP	
FILE:	Work 2019/MintonFrancis/Minton Rotated Survey	



BURTON RANCH

CONCEPT SITE PLAN
JUNE 10, 2024



May 1, 2024



TRANSPORTATION ENGINEERING

RE: Burton Ranch – Trip Generation Memo– Francis, UT

The following is a trip generation memo for the proposed Burton Ranch, a residential development located off Lambert Road at 980 West 1200 South in Francis, Utah. The 92.19 acre site is proposing 84 single family homes and 21 townhomes.

DEVELOPMENT DATA	
TOTAL ACRES	92.19 AC
CONSERVATION OPEN SPACE	67.46 AC
NEIGHBORHOOD OPEN SPACE	1.41 AC
TOTAL OPEN SPACE	68.87 (74.7%)
SINGLE FAMILY LOTS	84 UNITS
TOWNHOMES	21 UNITS

Figure 1 identifies the site location and Figure 2 shows the proposed land uses for the development.



Figure 1: Site Location



Figure 2: Proposed Site Plan

Trip Generation

Trip generation rates for different types of land uses typically come from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*. Based on the land use assumption type and size of the building, the projected traffic generated by the site is determined. For the proposed 84 single family homes and 21 townhomes, ITE projects 72 AM, 95 PM and 947 Daily trips.

Table 1: ITE Trip Rate and Generation

ITE Trip Manual	Size	Land Use	Trip Rate			Trips		
			AM	PM	Daily	AM	PM	Daily
Single Family Homes	84	210	0.74	0.99	9.44	62	83	793
Townhomes	21	220	0.46	0.56	7.32	10	12	154
Total						72	95	947

Roadway Traffic and Capacity

This section of 1200 South is Federal Aid Route (FAR) 2121. As a rural two-lane arterial 1200 South has an approximate capacity of 19,500 Average Daily Trips (ADT). In 2019, UDOT recorded 410 ADT on the roadway indicating that this road is operating at 2.1% of its capacity so the roadway has sufficient capacity to accommodate the projected traffic in demand. The site will be served by the three proposed accesses to the site with the primary aligning with 1000 West as shown in Figure 2.

In January 2022, A-Trans engineering provided a traffic study for Hidden Meadows Ranch located to the south of 1200 South. In that study, traffic counts were completed at the 1000 West and 1200 South intersection and are shown in Figure 3.

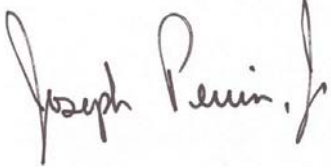


Figure 3: 2022 - 1000 West / 1200 South intersection Counts

The road network in the area has the capacity to accommodate the projected demand of the site. An intersection analysis and new counts would be needed to determine the access level of service and delay for the turning movement ingress and egress.

Please let me know if you have any questions.

Sincerely,
A-Trans Engineering

A handwritten signature in dark ink, appearing to read "Joseph Perrin, PE". The signature is fluid and cursive, with a large initial "J" and a stylized "P".

Joseph Perrin, PhD, PE, PTOE
Principal



U.S. Fish and Wildlife Service

National Wetlands Inventory

Burton Ranch



June 13, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Staff Report

To: Francis City Planning Commission

From: Katie Henneuse

Report Date: June 13, 2024

Meeting Date: June 20, 2024

Title: Commercial RV Campground Code Text Amendment

Type of Item: Legislative

Update:

This item was discussed at the April Planning Commission meeting and was tabled to allow the Commission more time to research and consider the proposed amendment.

Executive Summary:

The city recently received several inquiries about commercial RV campgrounds. They are allowed in the AG-1 and AG-2 zones with a conditional use permit. The Mayor and Planner reviewed the city code regulating these types of facilities and are proposing some updates in preparation for potential applications. The purpose of the amendment is to encourage the construction of a resort-type campground that can generate transient room tax and allow for summer/seasonal visitors.

The amendment will:

- Extend the length of occupancy from 30 days to 90 days.
- Allow cabins to be incorporated into a commercial RV campground.
- Require that streets in the campground be paved. Curb and gutter is optional.
- Eliminate the requirement that each site have a cooking facility since cabins and RVs come equipped with cooking facilities.

Staff Recommendation:

Discuss the proposed amendment, making changes as needed. Forward to the City Council with a positive or negative recommendation or table the item for consideration at a later meeting.

Community Review:

A public hearing was held at the April Planning Commission meeting for this item.

Chapter 18.95

COMMERCIAL RECREATIONAL VEHICLE PARKS OR CAMPGROUNDS

Sections:

- 18.95.010 Conditional use permit required.
- 18.95.020 Property development standards.
- 18.95.030 Minimum park area.
- 18.95.040 Length of occupancy.
- 18.95.050 Eating and cooking facilities.
- 18.95.060 Wastewater and trash disposal and drinking water stations.

18.95.010 Conditional use permit required.

A conditional use permit for a commercial recreational vehicle (RV) park or campground facility must be issued in accordance with the provisions of this title and FCC Title 17 and this section before such a facility may be constructed in any zone in which this use is allowed as a conditional use. In addition to conditions as may be required upon the issuance of a conditional use permit for an RV park or campground, all RV parks or campgrounds shall be built to the standards set forth in this title and FCC Title 17. "RV" shall mean recreational camping type vehicles, travel trailers as well as tent trailers or tents if applicable. Cabins are allowed at a rate of up to one cabin per RV and/or campground site. "Cabin" shall mean a detached unit less than 1,000 square feet including optional bathroom and kitchen facilities within the cabin. (Ord. 2016-09 § 1, 2016; Ord. 66 § 3.17.1, 1993.)

18.95.020 Property development standards.

The following development standards shall apply to the individual RV, cabin, or camping sites. Plans and elevations for the RV park or campground and any buildings or structures proposed for location therein shall be submitted with the application for a conditional use permit. The plans shall be in conformance with the following general development standards:

1. Each site shall be marked and numbered for identification and shall meet all requirements of this title and FCC Title 17.
2. Each RV, cabin, or camping site in a park shall have an area of not less than 1,500 square feet.
3. Each RV site shall have an average width of 25 feet. Trailers and cabins shall be separated from each other and from other structures by at least 15 feet. Any accessory uses such as attached awnings or steps shall, for the purposes of this separation requirement, be considered to be part of the trailer or cabin.
4. Each site shall abut directly upon a park street for a minimum distance of 20 feet. Alignment and gradient shall be properly adapted to topography and provisions shall be made for proper drainage.
5. Not more than one RV shall be placed on an RV site.
6. Each RV site shall provide sufficient parking and maneuvering space so that the parking, loading or maneuvering of trailers incidental to parking shall not necessitate the use of any public street, sidewalk, right-of-way, or any private grounds not part of the RV parking area.
7. There shall be provided guest parking in each RV, cabin, or camping park at the ratio of one parking space for each 10 RV or camping sites within the park.
8. All open areas except driveways, parking areas, walking ways, utility areas, or patios shall be maintained with landscaping in accordance with a detailed landscaping plan to be approved in conjunction with issuance of a conditional use permit. There shall be at least one tree per camping site.
9. Streets shall be at least 25 feet wide. Parking shall not be allowed on park streets. The park streets shall be paved in accordance with applicable City standards. Curb and gutter is optional. If curb and gutter is used, it shall be built

~~to City standards, and shall provide concrete curb and gutter if applicable in current standards. Curb and gutter may be of a roll type to provide convenient access to trailer sites.~~

10. A central recreation area shall be established in all RV parks which shall be easily accessible from all trailer sites. The size of such recreation areas shall be not less than 10 percent of the gross site area of all RV spaces, or 3,000 square feet, whichever is greater.

11. RV or camping parks may have one or more laundry rooms. Outdoor laundry drying lines shall not be permitted on any RV or camping sites.

12. Restrooms, including toilets, showers, and lavatories, shall be provided within an RV or camping park to conveniently and adequately serve said park.

13. All utility distribution facilities, including television antenna service lines serving individual RV or cabin sites, shall be placed underground. The owner is responsible for complying with the requirements of this section, and shall make the necessary arrangements with each of the public serving utilities for installation of said facilities. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other necessary appurtenances to such underground facilities may be placed above ground. All RV and cabin sites must be served with water and electricity. Tent-only campgrounds shall only be served with water to each site or group of sites. Natural gas hookups shall not be provided to individual RV or camping sites.

14. There shall be no open storage of personal belongings within an RV ,cabin, or camping site, nor shall there be an accessory building, shed, or cabinet placed upon or erected upon an individual RV ,cabin, or camping site for the storage of materials or personal belongings.

15. All fuel tanks maintained within an RV site must be mounted securely upon or attached to the RV or recreation vehicle which they serve. No such tanks shall be larger than 50-gallon capacity.

16. There shall be no removal of axles, wheels or tires from an RV or other vehicle located within an RV or camping park, except for emergency, temporary removal to accomplish repairs.

17. There shall be no separate mailboxes, separate street address designations, or other similar accessories which would give the appearance of permanence to occupants of an RV or cabin site. (Ord. 2016-09 § 1, 2016; Ord. 66 § 3.17.2, 1993.)

18.95.030 Minimum park area.

RV parks or camping facilities shall contain at least five acres. (Ord. 2016-09 § 1, 2016; Ord. 66 § 3.17.3, 1993.)

18.95.040 Length of occupancy.

No RV ,cabin, or camping site located within a park established under these provisions shall be occupied for a period exceeding ~~30-90~~ days. (Ord. 2016-09 § 1, 2016; Ord. 66 § 3.17.4, 1993.)

18.95.050 Eating and cooking facilities.

Each RV or camping site shall be equipped with a picnic table and benches or equivalent, ~~and an outdoor cooking facility-facilities which must~~ meet the approval of the South Summit Fire District. (Ord. 2016-09 § 1, 2016; Ord. 66 § 3.17.5, 1993.)

18.95.060 Wastewater and trash disposal and drinking water stations.

Each RV or camping park shall have facilities for disposal from the holding tanks of trailers and similar vehicles which shall be hooked to the City sewer system, or a wastewater disposal system approved by the City Council and State Health Department. Also, a source of potable water for filling RV, travel trailer or other water tanks shall be required. Proper screened facilities for waste storage, handling and disposal must also be approved by the Planning Commission. (Ord. 2016-09 § 1, 2016; Ord. 66 § 3.17.6, 1993.)