



**FARMINGTON CITY
PLANNING COMMISSION**

August 22, 2024



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday August 22, 2024

Notice is given that Farmington City Planning Commission will hold a regular meeting at City Hall 160 South Main, Farmington, Utah. A work session with training and a presentation from a resident regarding the city pool will be held at **6:00 PM** prior to the **regular session which will begin at 7:00 PM** in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at farmington.utah.gov. Any emailed comments for the listed public hearings, should be sent to crowe@farmington.utah.gov by 5 p.m. on the day listed above.

CONDITIONAL USE APPLICATION – public hearing

1. JGK Properties LLC – Applicant is requesting an approval for conditional use permit to operate their home occupation outside of the main dwelling, in an accessory building, for pickleball court reservations, private and group lessons, etc. on the property located at 37 S Buffalo Ranch Rd., in the AA (Agricultural Very Low Density) zone, on approx. 0.90 acres.

ZONE CHANGE APPLICATION – no public hearing

2. Harv Jeppsen – Applicant is requesting recommendation for a rezone to include the AP District overlay zone and an accompanying development agreement for an RV resort at approximately 650 West Lagoon Drive (950 North) on approximately 6.5 acres of property, in the A Zone.

ZONE TEXT AMENDMENTS – public hearing on both 2 & 3

3. Farmington City – Applicant is requesting an amendment to Chapter 11-2, DEFINITIONS of Title 11, ZONING REGULATIONS. The amendment is to include a new definition for 'Live / Work Residential' which is an existing use identified in creative zoning districts.
4. Farmington City – Applicant is requesting an Amendment and additional text to Section 11-35-060: REVOCATION, of Chapter 11-35, HOME OCCUPATION, of Title 11, ZONING REGULATIONS. The proposed text amendment is to clarify which body has the authority to revoke a home occupation business license.

OTHER BUSINESS

5. Miscellaneous, correspondence, etc.
 - a. Planning Commission Minutes Approval – 08.08.2024
 - b. City Council Report – 08.20.2024
 - c. Other

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to act on the item; OR 2. If the Planning Commission feels, there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

*CERTIFICATE OF POSTING I hereby certify that the above notice and agenda were posted at Farmington City Hall, the State Public Notice website, the city website www.farmington.utah.gov, the Utah Public Notice website at www.utah.gov/pmn on August 19, 2024.
Carly Rowe, Planning Secretary*



Farmington City Planning Commission Staff Report August 22, 2024

Item 1: Conditional Use Permit – Pickleball Court Rental

Public Hearing:	Yes
Application No.:	C-5-24
Property Address:	37 S Buffalo Ranch Rd.
General Plan Designation:	AG (Agriculture Preservation Very Low Density)
Zoning Designation:	AA (Agriculture Very Low Density)
Area:	0.90 Acres
Property Owner/Applicant:	Joseph & Gloria Kelley

Request: *The applicant is seeking a conditional use permit to use the accessory building for their home occupation instead of the main dwelling, for pickleball reservations & lessons.*

Background Information:

The property owner is seeking a conditional use permit in order to rent pickleball courts in their yard and detached accessory building; they are also interested in being able to offer pool rentals and small private group swim lessons and pickleball lessons. Rentals usually tend to occur only to family, friends and neighbors.

In the opinion of staff, after a site visit and discussion with the property owner, the use does not create negative impacts to the neighbors due to ample available vehicle parking, reasonable hours of operation, and organized management of the operations.

Statement from Applicant:

"After a family vacation in 2019 with 20+ family members at a resort with two pickleball courts, we discovered that our family really enjoyed this activity. Our backyard had not been landscaped so after much discussion with family we decided to do two courts so in 2020 we began the process. In order for us to use one court year-round, we decided to build a barn for pickleball and other family activities. After getting all required permits, construction was started and completed in January of 2021. This became very popular with our friends as well and they wanted to help cover the court costs and expenses and so in 2022 as a way to manage reservations and collect payments, we partnered with a reservation platform, Court Reserve. Prior to doing this, I reached out to the city to see if we could do this as a home business and if we needed a business license and I was told the city did not have a problem and that the only home business that needed a license was daycare. Since there was not a conflict, we moved forward.

It appears that we now need a Conditional Use Permit to legitimize our home business since it is conducted outside of the main dwelling of our home.

I teach pickleball usually less than 5 hours/week and we also rent out the use of our courts to friends. We do not advertise in any way whatsoever to the general public to rent our courts.

Additionally, due to the water restrictions incorporated in some of the past few years due to the drought, we revised the completion of our landscape to eliminate a huge area of grass and are in the process of finishing our backyard which now includes a pool, additional patio, garden and a play area. It is a perfect place to gather our family of now 23 and counting. Others have asked if they could also rent our pool and use our yard for gathering their families. *We would like to incorporate that as well on a limited basis.*

Only one group will be permitted to rent out our areas at a time so if someone rents a pickleball court only, the pool will be blocked from availability. If someone wants to rent the pool, they can also add on the pickleball courts but other groups cannot rent the courts out separately.

Parking: (please see attached diagram for our parking rules and instructions). We have a driveway that is approximately 250 ft. long and two cars wide for much of that space plus a part circle driveway in the front of our house that can accommodate 3 cars so we could accommodate more than 20 cars off the street and we will encourage limited street parking. Typically, there are 4 players and often 4 cars for the indoor court. It is extremely rare that we even rent out our outdoor court which if we do, that would be at most 4 more cars for a total of 8.

Lighting: We do have lights on the outdoor court which face the building but they are almost never used. There is a pasture to the north of us and about a 100-yard-wide HOA land to the east. The two homes to the south are situated such that the lighting would have little to no impact whatsoever.

Noise: To mitigate any noise, the barn is fully insulated and you cannot hear anything going on in there until you are about to open the door. We also do not allow any play on the outside court before 7 am and not after 9 pm. Again, play outside is very rare.

Additionally, we check with our two neighbors to the south of us all the time to ensure we are not causing any impact on them. We do not employ anyone."

Related Codes:

Farmington City Code 11-35-030: Conditions:

G. Vehicular Traffic: The home occupation shall not generate substantially greater vehicular traffic than commonly associated with residential activities in the neighborhood in which it is located.

K. Conduct Within Dwelling: The home occupation shall be conducted entirely within the dwelling and shall be clearly incidental, secondary and compatible to the residential use of the dwelling. The home occupation shall not occupy or use any accessory building, yard space or activity outside the main building, or an attached garage to the extent that vehicle parking is displaced, unless approved by the Planning Commission as provided in section [11-35-040](#) of this chapter.

Farmington City Code 11-35-040: Conditional Uses:

A. Permitted Conditional Uses: The following home occupations may be allowed only upon approval of conditional use application by the Planning Commission and issuance of a conditional use permit:

2: Any use where outside storage, **use of an accessory building**, or exclusive use of an attached garage is anticipated or requested in conjunction with the home occupation.

Suggested Motion:

Staff recommends that the Planning Commission approve the requested conditional use permit with the following conditions:

1. A home occupation business license is obtained and remains current.
2. Approved business activity may occur only between the hours of 7am and 9pm.

Findings:

1. The use already has established set hours which are in line with the city noise ordinances and which have not caused detriment to surrounding neighbors.
2. The property has adequate parking which will rarely flow onto streets and hinder surrounding neighbors.

Supplemental Information

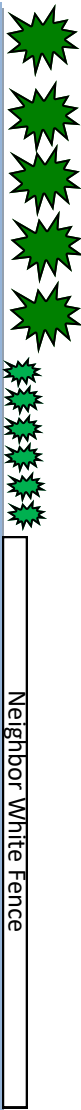
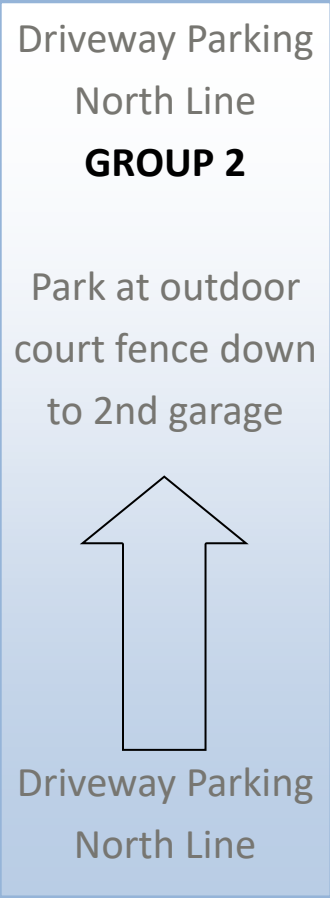
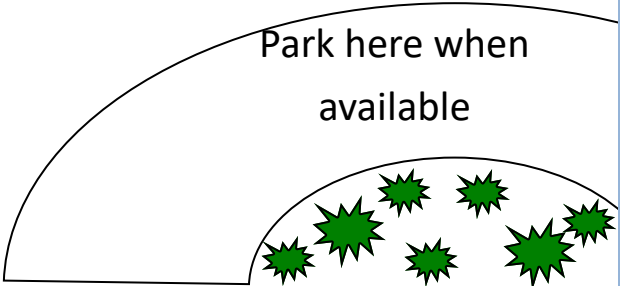
1. Vicinity Map
2. Site Plans and Parking
3. Photos of Site



VICINITY MAP
37 S Buffalo Ranch Rd



Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained in this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.



Parking OK in front of Kelley Home and North pasture except in front of Mailbox and driveways

 Absolutely NO Parking









Farmington City Planning Commission Staff Report August 22, 2024

Item 2: Rezone to include the AP District overlay zone and an accompanying development agreement for an RV resort.

Public Hearing:	No – Previously Held
Application No.:	Z-6-24
Applicant:	Harv Jeppsen
Address:	Approximately 650 West Lagoon Drive (950 North)
Zone:	A (Agriculture)
General Plan Designation:	CMU (Commercial Mixed Use)
Acres:	6.5

Request: *The applicant is requesting approval of a Development Agreement and GDP to allow for the use of the property as an RV resort.*

Update from 7/11/2024 meeting:

The Planning Commission held the public hearing for this proposal at their 7/11/24 meeting. At that meeting, the Planning Commission tabled the item to request additional information. To summarize, the Commission was interested in having a better understanding of the viability of the proposed land use wanting to ensure that the application proved to meet some of the requirement of the AP district.

In response to the requests of the Planning Commission, the applicant has provided studies and reports which have been included with this packet.

Original Background Information

The subject property on the south side of Lagoon Drive (currently under construction) just east of Highway 89 sits north of Spring Creek and is currently occupied by a blue barn building.



The current zoning primarily limits the use of the property to agricultural or residential uses.

The property owner hopes to be able to develop a high-end RV resort at this location. The most similar use in Farmington is the Lagoon Campground which is within the C-H zoning district. The description of the C-H zone in FMC 11-24-010 limits the use of that district to the Lagoon Campground site. Rather than considering a different commercial district which may require modification for a campground type use, the AP district overlay is proposed for the consideration of the City to accommodate the use.

The property is part of the East Park Lane small area master plan included with this report. The current construction of Lagoon Drive is being completed by Wright Development who has approval for a townhome subdivision to the north with some commercial development towards the highway.

The use of the property south of Lagoon Drive has been envisioned to be non-residential in nature.

While some development is occurring to the north, proposals for development just south of this property have not yet been brought to the city.

The proposed use includes an office and amenity area with approximately 70 spaces for RV parking. The access to the property would be from Lagoon Drive to the north and access to the south would be accommodated on the east side of the property. The site would be enclosed with a screening wall and would be landscaped and improved to accommodate parking of RVs for brief stays.

The consideration of the AP district is a legislative action allowing for the use of discretion by the Planning Commission in providing a recommendation to the city council. **The Planning Commission's role in this request is to hear from the public and make a recommendation to the City Council based on that input as well as the Commission's opinions as to how well the terms of the Agreement work at this location and in consideration of the city's [General Plan](#) and the applicable small area plan vision.**

The AP District creates unique rules for the property which it is applied to. This allows the city to be very specific about what can and can't be done on the property.

Opinions from city staff are varied. Concern for the proposal includes questions about how long the use will remain in effect, while it seems like a reasonably easy use to redevelop when other opportunities come along, if it is successful, it is likely to remain. While the proposed regulations and management seem to create a favorable environment, there are concerns that inevitably there will be RV owners who stay long term. The Development Review Committee has indicated that servicing something like the proposed concept is viable, technical analysis of detailed plans would come if the city decides to approve the AP district and concept.

Because of the varied opinions of city staff, multiple motions are being included with this report for the consideration of the Planning Commission.

The recommendation of the Planning Commission will be forwarded to the City Council where a final decision on the matter would be made at a future meeting.

Alternate Motions

A) Move that the Planning Commission recommend approval of the Agreement to the City Council as written.

Findings:

1. The items allowed by the agreement are appropriate at this location and there are sufficient mitigating factors within the agreement to adequately mitigate the impact of the allowed business activity on surrounding properties.
2. The use considered by the Agreement is consistent with the Farmington City General Plan and applicable small area plan.
3. The proposed use and accompanying Development Agreement adhere to the purpose of the AP District per 11-27B-010.

B) Move that the Planning Commission recommend approval of the Agreement to the City Council with changes identified by the Planning Commission.

a. IDENTIFY THE RECOMMENDED CHANGES

Findings:

4. The items allowed by the agreement are appropriate at this location and there are sufficient mitigating factors within the agreement to adequately mitigate the impact of the allowed business activity on surrounding properties.
5. The use considered by the Agreement is consistent with the Farmington City General Plan and applicable small area plan.
6. The proposed use and accompanying Development Agreement adhere to the purpose of the AP District per 11-27B-010.

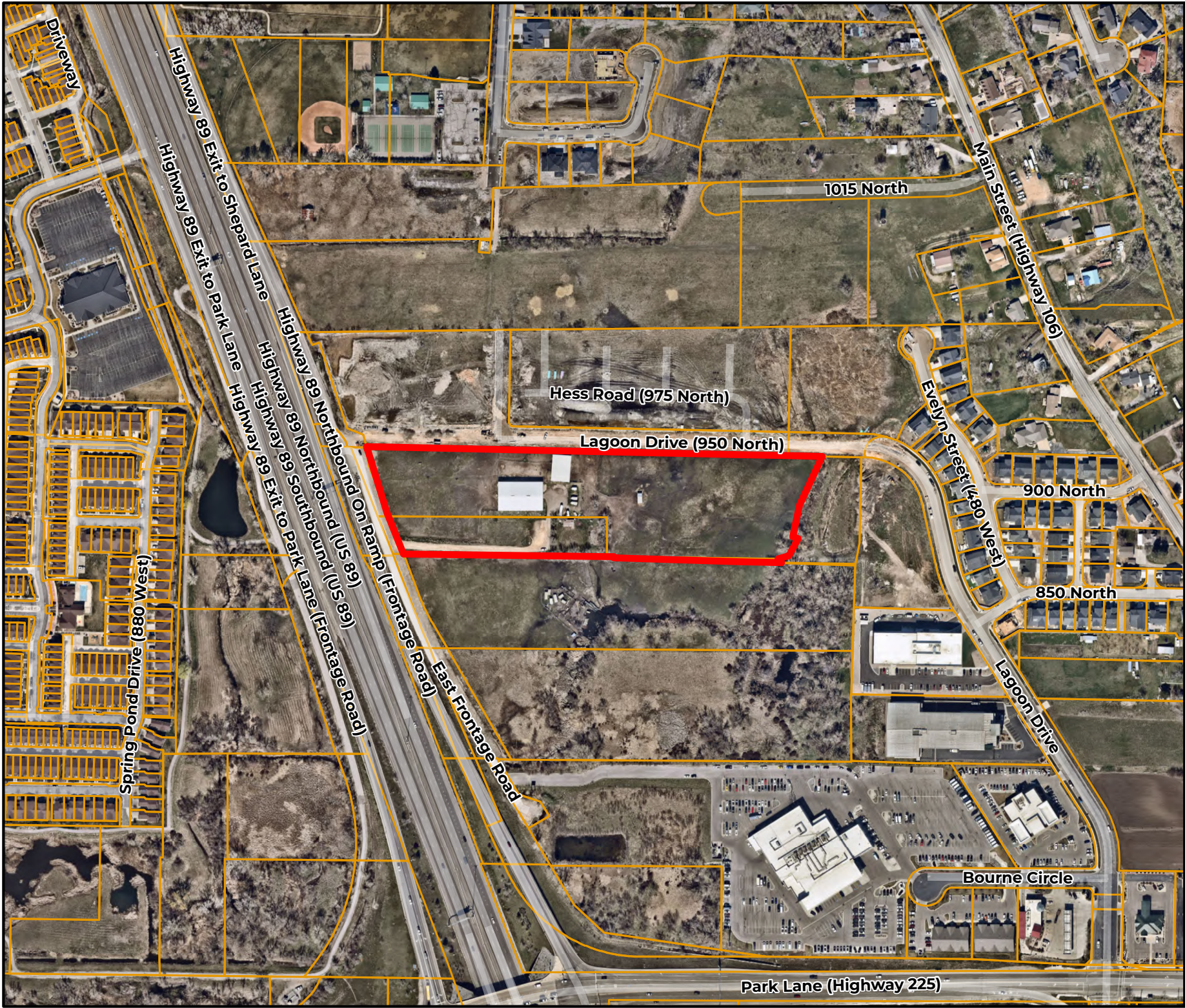
C) Move that the Planning Commission recommend denial of the Agreement to the City Council.

Findings:

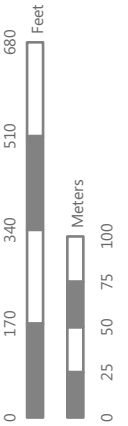
1. The proposed use is not compatible with the city's General Plan and the East Park Lane small area plan.
2. The use is not compatible with uses in the immediate area.

Supplemental Information

1. Vicinity Map
2. East Park Lane Master Plan
3. Development Agreement and GDP
4. Minutes from 7/11/24 meeting
5. RV Park SWOT Anaysis, Economic Impact Assessment, Industry Statistics, and Market Analysis reports.



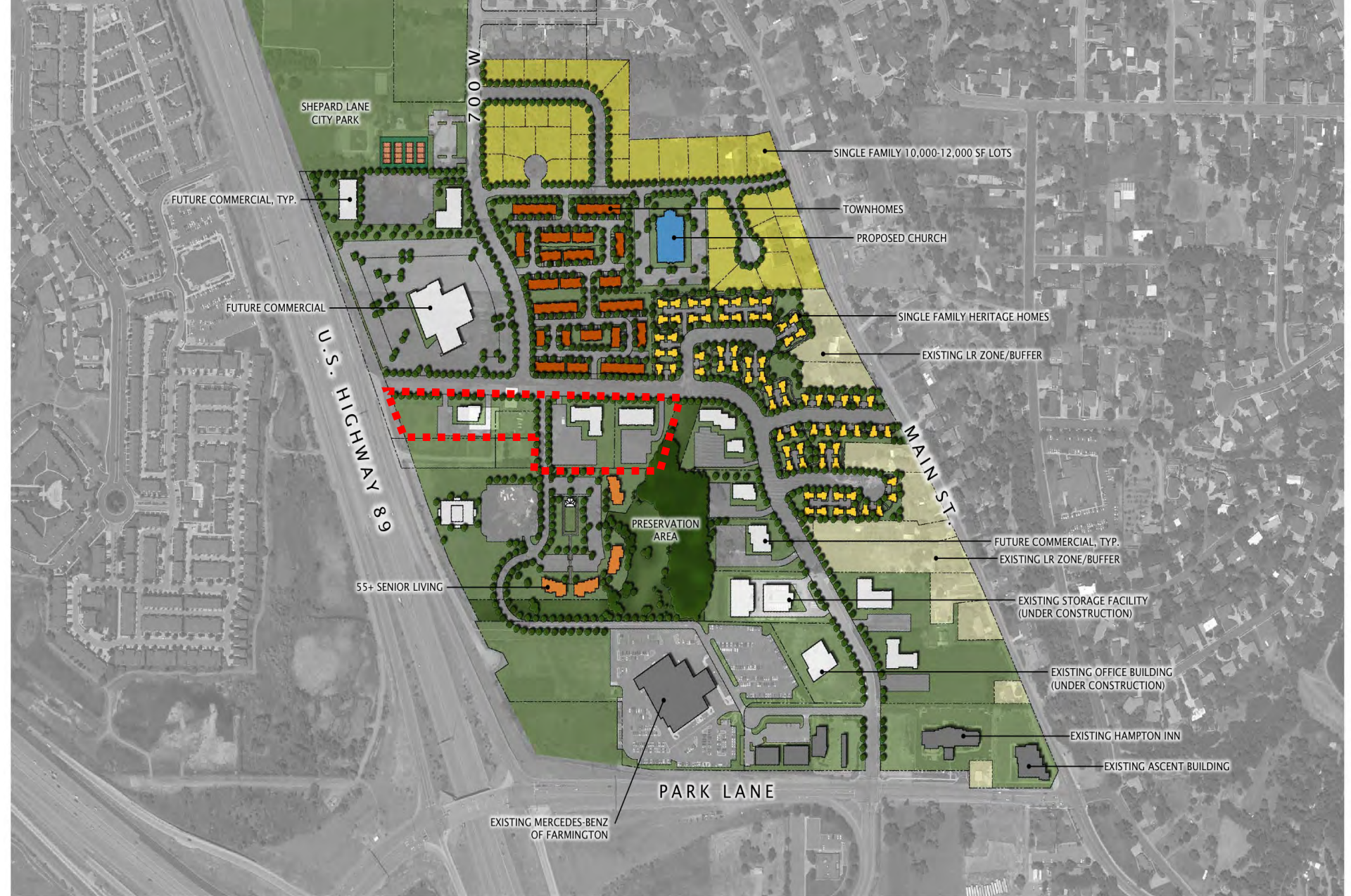
Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.



VICINITY MAP
Spring Creek RV AP District



Park Lane (Highway 225)



SHEPARD LANE CITY PARK

FUTURE COMMERCIAL, TYP.

FUTURE COMMERCIAL

U.S. HIGHWAY 89

700 W

SINGLE FAMILY 10,000-12,000 SF LOTS

TOWNHOMES

PROPOSED CHURCH

SINGLE FAMILY HERITAGE HOMES

EXISTING LR ZONE/BUFFER

MAIN ST.

PRESERVATION AREA

FUTURE COMMERCIAL, TYP.

EXISTING LR ZONE/BUFFER

55+ SENIOR LIVING

EXISTING STORAGE FACILITY (UNDER CONSTRUCTION)

EXISTING OFFICE BUILDING (UNDER CONSTRUCTION)

EXISTING HAMPTON INN

EXISTING ASCENT BUILDING

PARK LANE

EXISTING MERCEDES-BENZ OF FARMINGTON



small area master plan (uses)

When Recorded Mail to:
Farmington City Attorney
160 S. Main Street
Farmington, UT 84025

DEVELOPMENT AGREEMENT
FOR THE SPRING CREEK RV RESORT

THIS DEVELOPMENT AGREEMENT (the “Agreement”) is made and entered into as of the ____ day of _____, 2024, by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the “City,” and **HARV JEPPSEN**, a limited liability company of the State of Utah, hereinafter referred to as the “Developer.”

RECITALS:

A. Developer owns approximately 6.5 acres of land located within the City, which property is more particularly described in **Exhibit “A”** attached hereto and by this reference made a part hereof (the “Property”).

B. Developer desires to develop a project on the Property to be known as the (the “Project”). Developer has submitted an application to the City seeking approval to be included in the AP District to permit alternate development standards in accordance with the City’s Laws.

C. The City finds that the “Project” meets the purposes of the AP District as it produces non-residential and non-agriculture development which enhances the purposes of the Agricultural zones and will allow for sustainable and economically viable development which will enhance the community at large while ensuring orderly planning of the Property and furthering the objectives of the Farmington City General Plan.

D. The Property is presently zoned under the City’s zoning ordinance as Agricultural (A). Unless otherwise specified within this agreement, the Property is subject to all City ordinances and regulations including the provisions of the City’s General Plan, the City’s zoning ordinances, the City’s engineering development standards and specifications and any permits issued by the City pursuant to the foregoing ordinances and regulations (collectively, the “City’s Laws”).

E. Persons and entities hereafter developing the Property or any portions of the Project thereon shall accomplish such development in accordance with the City’s Laws, and the provisions set forth in this Agreement. This Agreement contains certain requirements and conditions for design and/or development of the Property and the Project in addition to or in lieu of those contained in the City’s Laws. This Agreement is wholly contingent upon the approval of that zoning application.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. **Incorporation of Recitals.** The above Recitals are hereby incorporated into this Agreement.

2. **Property Affected by this Agreement.** The legal description of the Property contained within the Project boundaries to which the Agreement applies is attached as Exhibit “A” and incorporated by reference.

3. **Compliance with Current City Ordinances.** Unless specifically addressed in this Agreement, Developer agrees that any development of the Property shall be in compliance with city ordinances in existence on the date of execution of this Agreement. If the City adopts different ordinances in the future, Developer shall have the right, but not the obligation, to elect to submit a development application under such future ordinances, in which event the development application will be governed by such future ordinances.

4. **General Development Plan.** The approved General Development Plan (the “GDP”) for the entire Project is attached hereto as Exhibit “B” and incorporated by reference. All portions of the Project must be developed in accordance with the approved GDP. No amendment or modifications to the approved GDP shall be made by the Developer without written consent of the City. The Project shall be developed by Developer in accordance with all requirements contained herein. Any changes to the GDP that require an exception from approved development standards not otherwise addressed in this Agreement shall be considered by the City Council as an amendment to this Agreement, following the process established by Utah law for approval.

5. **Alternative Development Standards.** Pursuant to Utah Code Ann. § 10-9a-532(2)(a)(iii), this Development Agreement contains terms that conflict with, or is different from, a standard set forth in the existing land use regulations that govern the Property. This Agreement, which has undergone the same procedures for enacting a land use regulation, overrides those conflicting standards as it relates to this Project, as follows:

a) **Setbacks.** Developer shall be permitted to build an office building in connection with the proposed RV Resort as close as 20 ft. to the front property line as shown in Exhibit “B”.

b) **Parking.** Developer shall provide a minimum of 5 improved parking stalls is shown in Exhibit “B”.

c) **Fencing.** Developer shall construct a wall as depicted in Exhibit “B” around the perimeter of the RV resort for the purpose of providing a visual barrier.

d) **Landscaping.** Landscaping shall be installed as indicated in the included Landscape Plan provided as Exhibit “B”.

e) **Allowed Uses.** In addition to the uses allowed by the underlying zoning district, the following use shall be allowed on the Property and shall be considered a Permitted Use. Uses not listed may only be considered through an addendum to this Agreement unless the Farmington City Planning Commission determines the use to be similar enough in nature and impact to the uses listed below. This consideration by the Planning Commission is an interpretation of Ordinance and this agreement, not to be confused with a Conditional Use approval.

- i) RV Resort / Campground including supporting office and amenities

6. **Developer Obligations.** In consideration of the exceptions to code provided by this Agreement, Developer acknowledges that certain obligations go beyond ordinary development requirements and restricts the Developer's rights to develop without undertaking these obligations. Developer agrees to the following provisions as a condition for being granted the zoning approval and exceptions under the code sought:

a) **Resort Policies.** Developer shall implement and enforce the policies provided to the City as included with Exhibit "C".

7. **City Obligations.** City agrees to maintain any public improvements dedicated to the City following satisfactory completion thereof and acceptance of the same by the City, and to provide standard municipal services to the Project. The City shall provide all public services to the Project, with the exception of secondary water and sewer service, and to maintain the public improvements, including roads, intended to be public upon dedication to the City and acceptance in writing by the City; provided, however, that the City shall not be required to maintain any areas owned by Developer or improvements that are required to be maintained by a third party in the Project.

8. **Payment of Fees.** The Developer shall pay to the City all required fees in a timely manner. Fees shall be paid in those amounts which are applicable at the time of payment of all such fees, pursuant to and consistent with standard City procedures and requirements, adopted by City.

9. **Indemnification and Insurance.** Developer hereby agrees to indemnify and hold the City and its officers, employees, representatives, agents and assigns harmless from any and all liability, loss, damage, costs or expenses, including attorneys' fees and court costs, arising from or as a result of the death of any person or any accident, injury, loss or damage whatsoever caused to any person or to property of any person which shall occur within the Property or any portion of the Project or occur in connection with any off-site work done for or in connection with the Project or any phase thereof which shall be caused by any acts or omissions of the Developer or its assigns or of any of their agents, contractors, servants, or employees at any time. Developer shall furnish, or cause to be furnished, to the City a satisfactory certificate of insurance from a reputable insurance company evidencing general public liability coverage for the Property and the Project in a single limit of not less than One Million Dollars (\$1,000,000.00) and naming the City as an additional insured. Alternatively, Developer may provide proof of self-insurance with adequate funds to cover such a claim.

10. Governmental Immunity. The Parties recognize and acknowledge that each Party is covered by the *Governmental Immunity Act of Utah*, codified at Section 63G-7-101, et seq., *Utah Code Annotated*, as amended, and nothing herein is intended to waive or modify any and all rights, defenses or provisions provided therein. Officers and employees performing services pursuant to this Agreement shall be deemed officers and employees of the Party employing their services, even if performing functions outside the territorial limits of such party and shall be deemed officers and employees of such Party under the provisions of the *Utah Governmental Immunity Act*.

11. Right of Access. Representatives of the City shall have the reasonable right of access to the Project and any portions thereof during the period of construction to inspect or observe the Project and any work thereon.

12. Assignment. The Developer shall not assign this Agreement or any rights or interests herein without prior written approval by the City, which shall not be unreasonably withheld and which is intended to assure the financial capability of the assignee. Any future assignee shall consent in writing to be bound by the terms of this Agreement as a condition precedent to the assignment. The Developer is affirmatively permitted to assign this Agreement to a wholly owned subsidiary under the same parent company.

13. Developer Responsible for Project Improvements. The Developer warrants and provides assurances that all landscaping, private drives, and amenities located within the Project shall be maintained by Developer. All costs of landscaping, private drive and amenity maintenance, replacement, demolition, cleaning, snow removal, or demolition, shall be borne exclusively by Developer. City shall have no maintenance responsibility in relation to the property owned by Developer and shall only plow and maintain public roads that are designated as public on the plat. This section survives termination under Subsection 20.b) of this Agreement, unless specifically terminated in writing.

14. Onsite Improvements. At the time of final plat recordation for the Project, the Developer shall be responsible for the installation and dedication to the City of onsite water improvements installed within public rights-of-way sufficient for the development of the Project in accordance with City Code.

15. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To Developer:

To the City:

Farmington City
Attn: City Manager
160 South Main Street
Farmington, Utah 84025

16. Default and Limited Remedies. In the event any party fails to perform its obligations hereunder or to comply with the terms hereof, within sixty (60) days after giving written notice of default, the non-defaulting party shall have the following rights and remedies available at law and in equity, including injunctive relief and specific performance, but excluding the award or recovery of any damages. Any delay by a Party in instituting or prosecuting any such actions or proceedings or otherwise asserting its rights under this Article shall not operate as a waiver of such rights. In addition, the Parties have the following rights in case of default, which are intended to be cumulative:

- a) The right to withhold all further approvals, licenses, permits or other rights associated with the Project or any development described in this Agreement until such default has been cured.
- b) The right to draw upon any security posted or provided in connection with the Project.
- c) The right to terminate this Agreement.

17. Agreement to Run with the Land. This Agreement shall be recorded against the Property as described in Exhibit A hereto and shall be deemed to run with the land and shall be binding on all successors and assigns of the Developer in the ownership and development of any portion of the Project.

18. Vested Rights. The City and Developer intend that this Agreement be construed to grant the Developer all vested rights to develop the Project in fulfillment of the terms and provisions of this Agreement and the laws and ordinances that apply to the Property as of the effective date of this Agreement. The Parties intend that the rights granted to Developer under this Agreement are contractual and in addition to those rights that exist under statute, common law and at equity. If the City adopts different ordinances in the future, Developer shall have the right, but not the obligation, to elect to submit a development application under such future ordinances, in which event the development application will be governed by such future ordinances. By electing to submit a development application under a new future ordinance, however, Developer shall not be deemed to have waived its right to submit or process other development applications under the City Code that applies as of the effective date of this Agreement.

19. Amendment. The Parties or their successors in interest, may, by written agreement, choose to amend this Agreement at any time. The amendment of the Agreement relating to any substantial rights or obligations shall require the prior approval of the City Council.

20. Termination.

a) Notwithstanding anything in this Agreement to the contrary, it is agreed by the Parties that if the Project is not completed within five (5) years from the date of this Agreement or if Developer does not comply with the City's laws and the provisions of this Agreement, the City shall have the right, but not the obligation at the sole discretion of the City, which discretion shall not be unreasonably applied, to terminate this Agreement and to not approve any additional phases for the Project. Such termination may be effected by the City giving written notice of intent to terminate to the Developer. Whereupon, the Developer shall have sixty (60) days during which the Developer shall be given the opportunity to correct any alleged deficiencies and to take appropriate steps to complete the Project. If Developer fails to satisfy the concerns of the City with regard to such matters, the City shall be released from any further obligations under this Agreement and the same shall be terminated.

b) Upon the completion of all contemplated buildings and improvements identified in this Agreement, including all applicable warranty periods for publicly dedicated infrastructure, and completion of all provisions of Sections 6 and 7 of this Agreement, the terms of this Agreement shall terminate upon thirty days' written notice to either Party. The non-noticing Party shall, within thirty days of receipt of the notice, provide to the noticing Party its written objection and identify the remaining construction or obligation which has not been fulfilled. Objections to termination under this subsection must be asserted in good faith.

21. Attorneys' Fees. In the event of any lawsuit between the parties hereto arising out of or related to this Agreement, or any of the documents provided for herein, the prevailing party or parties shall be entitled, in addition to the remedies and damages, if any, awarded in such proceeding, to recover their costs and a reasonable attorneys fee.

22. General Terms and Conditions.

a) **Entire Agreement.** This Agreement together with the Exhibits attached thereto and the documents referenced herein, and all regulatory approvals given by the City for the Property and/or the Project, contain the entire agreement of the parties and supersede any prior promises, representations, warranties or understandings between the parties with respect to the subject matter hereof which are not contained in this Agreement and the regulatory approvals for the Project, including any related conditions.

b) **Interlocal Agreement Approvals.** This Agreement constitutes an interlocal agreement under Chapter 11-13 of the Utah Code. It shall be submitted to the authorized attorney for each Party for review and approval as to form in accordance with applicable provisions of Section 11-13-202.5, *Utah Code Annotated*, as amended. This Agreement shall be authorized and approved by resolution or ordinance of the legislative body of each Party in accordance with Section 11-13-202.5, *Utah Code Annotated*, as amended, and a duly executed original counterpart of this Agreement shall be filed with the keeper of records of each Party in accordance with Section 11-13-209, *Utah Code Annotated*, as amended.

c) **Headings.** The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

d) Non-Liability of City Officials, Employees and Others. No officer, representative, agent, or employee of the City shall be personally liable to the Developer, or any successor-in-interest or assignee of the Developer in the event of any default or breach by the City or for any amount which may become due Developer, or its successors or assigns, for any obligation arising under the terms of this Agreement unless it is established that the officer, representative, agent or employee acted or failed to act due to fraud or malice.

e) Referendum or Challenge. Both Parties understand that any legislative action by the City Council is subject to referral or challenge by individuals or groups of citizens, including zone changes and the approval of associated development agreements. The Developer agrees that the City shall not be found to be in breach of this Agreement if such a referendum or challenge is successful. In such case, this Agreement is void at inception.

f) Ethical Standards. The Developer represents that it has not: (a) provided an illegal gift or payoff to any officer or employee of the City, or former officer or employee of the City, or to any relative or business entity of an officer or employee of the City; (b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in Utah Code Ann. § 10-3-1301 et seq. and 67-16-3 et seq.; or (d) knowingly influenced, and hereby promises that it will not knowingly influence, any officer or employee of the City or former officer or employee of the City to breach any of the ethical standards set forth in State statute or City ordinances.

g) No Officer or Employee Interest. It is understood and agreed that no officer or employee of the City has or shall have any pecuniary interest, direct or indirect, in this Agreement or the proceeds resulting from the performance of this Agreement. No officer, manager, employee or member of the Developer, or any member of any such persons' families shall serve on any City board or committee or hold any such position which either by rule, practice, or action nominates, recommends, or supervises the Developer's operations, or authorizes funding or payments to the Developer. This section does not apply to elected offices.

h) Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.

i) Integration. This Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

j) No Third-Party Rights. The obligations of Developer set forth herein shall not create any rights in and/or obligations to any persons or parties other than the City. The parties hereto alone shall be entitled to enforce or waive any provisions of this Agreement.

FARMINGTON CITY

By _____
Brett Anderson, Mayor

Attest:

DeAnn Carlile
City Recorder

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this ____ day of _____, 2024, personally appeared before me, Brett Anderson, who being by me duly sworn, did say that he is the Mayor of Farmington City, a Utah municipal corporation and political subdivision of the State of Utah, and that the foregoing instrument was signed on behalf of the City for the purposes therein stated.

Notary Public

Approved as to Form:

Paul H. Roberts
City Attorney

EXHIBIT “A”

PROPERTY DESCRIPTION

Davis County Parcel No. 08-051-0180

Legal Description: BEG AT THE CENTER OF SEC 13-T3N-R1W, SLB&M; & RUN TH S 89°52'45" W 20.00 FT; TH N 0°01'47" E 110.00 FT; TH S 89°52'45" W 613.97 FT; TH N 21°22'38" W 148.90 FT; TH N'LY 1.70 FT ALG THE ARC OF A 57.41 FT RADIUS CURVE TO THE RIGHT (LC BEARS N 21°47'43" E 1.70 FT); TH NE'LY 18.04 FT ALG THE ARC OF A 57.91 FT RADIUS CURVE TO THE RIGHT (LC BEARS N 28°46'12" E 17.97 FT) TO A PT WH IS ON BNDRY LINE AGMT RECORDED 06/24/2019 AS E# 3168113 BK 7290 PG 1284 & AFFIDAVIT RECORDED 01/27/2020 AS E# 3220986 BK 7436 PG 296; TH ALG SD AGMT THE FOLLOWING COURSE: S 89°07'15" E 1263.81 FT; TH S 24°42'50" W 151.15 FT; TH S 11°31'43" W 91.02 FT; TH S 72°28' E 15.99 FT; TH S 28°10'09" W 54.56 FT; TH S 73°16'20" W 31.99 FT; TH N 89°32'27" W 461.09 FT TO THE POB. CONT. 6.482 ACRES TOGETHER WITH & SUBJECT TO A DESC R/W. ALSO, A TRACT OF LAND IN FEE SIT IN THE SE 1/4 NW 1/4 OF SEC 13-T3N-R1W, SLB&M, DESC AS FOLLOWS: BEG IN THE E'LY FRONTAGE ROAD R/W OF RECORD, UNDER PROJECT NO. 0067 AT A PT 33.280 M (109.19 FT) N 0°07'38" E ALG THE 1/4 SEC LINE 193.519 M (634.90 FT) N 89°52'22" W & 56.578 M (185.62 FT) N 17°23'25" W FR THE CENTER OF SD SEC 13 AS MONU WITH A COUNTY BRASS CAP; & RUN TH N 17°23'25" W 5.609 M (18.40 FT) TO A N'LY PPTY LINE; TH S 89°14'22" E (DEED OF RECORD S 89°07'15" E) 4.479 M (14.69 FT) ALG SD N'LY PPTY LINE; TH SW'LY 5.499 M (18.04 FT) ALG THE ARC OF A 17.651 M (57.91 FT) RADIUS CURVE TO THE LEFT, TO A PT OF COMPOUND CURVE (NOTE: CHORD TO SD CURVE BEARS S 28°46'14" W 5.477 M (17.97 FT); TH S'LY 0.520 M (1.71 FT) ALG THE ARC OF A 17.500 M (57.41 FT) RADIUS CURVE TO THE LEFT (NOTE: CHORD TO SD CURVE BEARS S 18°38'39" W 0.520 M (1.71 FT) TO THE POB. CONT. 0.003 ACRES TOTAL ACREAGE 6.485 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY)

Visual of property (subject property highlighted in yellow):

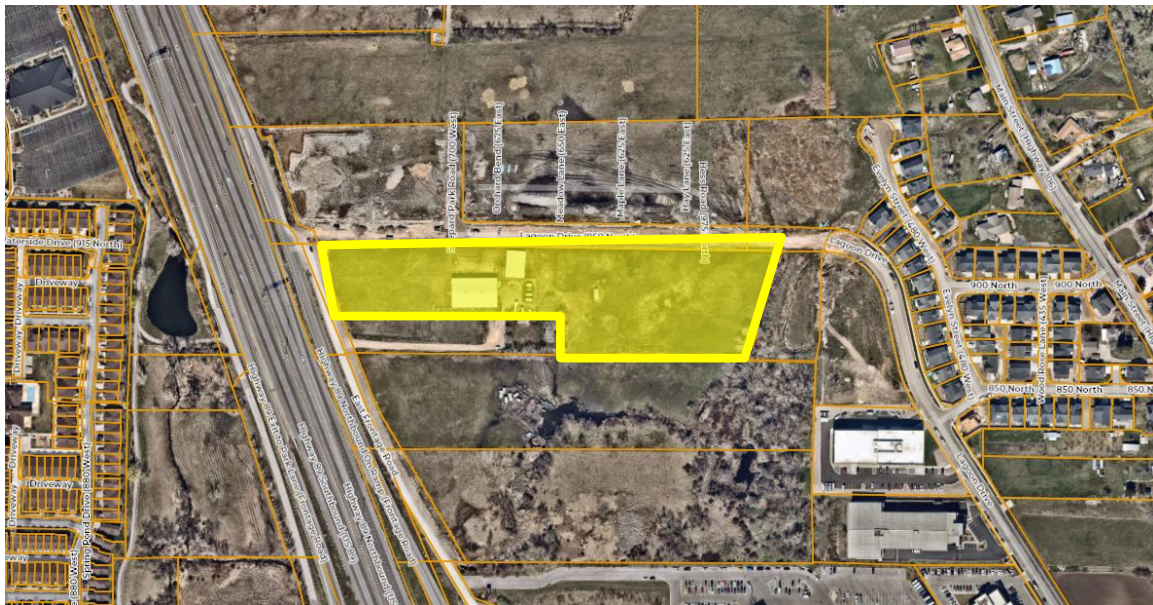


EXHIBIT "B"

GENERAL DEVELOPMENT PLAN

Artistic Rendering



EXHIBIT “C”

RESORT POLICIES

SPRING CREEK RV RESORT POLICIES

We want to make your stay both pleasant and comfortable. If you need any additional information, please feel free to inquire at the office.

Our resort is non-smoking; smoking is not permitted inside any building or within 25 feet of any building. Smoking is not permitted at any RV site as it can cause a nuisance to surrounding guests. Smoking is not permitted in any outdoor common-use area such as outside of the bathhouse, bowery, pickleball courts, and park. Suspicious or illegal activity will not be tolerated.

To maintain a high standard for all campers, we only accept RVs, trailers, vans, campers, & vehicles that are in well-maintained and operable condition. Your RV cannot have missing panels or parts. Spring Creek reserves the right to cancel a stay based on the overall condition of an RV upon or before arrival. All RVs must be owner-occupied.

Please help us make your stay here more enjoyable through your cooperation with the following policies and rules:

Check-In

Check-in is after 1 p.m. on the day of arrival. If you are staying during winter months, it is required that you have a heated culinary water hose and an insulated water hydrant cover to keep your water from freezing. We have these for sale in the office if needed. Packages can be sent to our office. Personal mail should not be forwarded to our office. Please obtain a PO Box through USPS for personal mail. We do not monitor the coming and going of packages and it is completely at the risk of the guest.

All RV's must be 15 years or newer. Spring Creek RV Resort reserves the right to allow RV's older than 15 years with pictures showing their good condition. All RV's must be in good condition and in working order and are subject to an approval decision being made upon arrival regardless of a prior decision based on photos. If your RV does not meet the selection criteria upon arrival or at any time during your stay, or if you provide inaccurate or incomplete information, your reservation may be rejected and your reservation may not be refunded. RV owners must have an appropriate vehicle capable of moving their RV upon request. Tent camping is not allowed.

Check-Out

Check-out before 11:00 a.m. on the day of departure. Please make arrangements prior to 10 a.m. if extending your stay is desired. Any items at your site, at the clubhouse, or on the property that are broken or damaged by any of your family or guests during your stay will be billed to your card on file to recoup any loss or damage or to make any repairs.

Payment and Cancellation Policy for 28-day Reservations

28-day Reservations must be booked over the phone. A non-refundable deposit of \$150 will be charged for 28-day reservations. 3 days prior to the start of the reservation, 100% of the remaining balance will be automatically charged to the card on file. Once the 28-day reservation begins, no refunds will be given for early departure or late arrival. A pet fee \$25 (up to 3 pets are included in this fee) will be charged.

Payment and Cancellation Policy for less than 28-day Reservations

At the time of booking, authorization will be put on the card on file. 3 days before the start of the reservation, 100% of the reservation balance will automatically be charged. No refunds will be given for late arrivals or early departures. No refunds will be given for reservations canceled less than 3 days before the stay. A 50% refund will be given for reservations canceled less than 7 days (but more than 3 days) before the stay. Guests may choose to receive a full refund in the form of resort credit to be used on a future stay if they cancel in this timeframe. No-shows will be charged the full reservation amount.

Quiet Hours

Quiet hours are from 10 p.m. to 7:30 a.m.

Tables

Limit of one (1) picnic table per campsite.

RV Guests

Spring Creek reserves the right to limit long term stays. Maximum reservation is 28 days. Spring Creek reserves the right to allow multiple 28-day reservations for long-term stays. 28-day reservations will be charged for electric use. Meter readings will be taken at the end of every 28-day reservation and will be charged to the card on file. Large-area outdoor rugs are prohibited on campsites. A small mat (24" x 24" maximum) is allowed at the base of your stairs. Winter skirting around your RV must be authorized by the office. No porches or outdoor construction allowed. Outdoor storage is prohibited. Guests must keep the site clean and organized and picked up.

Vehicles (Two vehicles allowed per site. Certain sites allow for only 1 vehicle. Vehicles can only be parked at a site if they do not obstruct the roadway. Resort Staff reserves the right to limit additional vehicles per site). A 3rd vehicle is allowed if there are stalls available. The charge for a 3rd vehicle is \$50 per month for 28-day reservations. All other reservations will be charged \$5/per day.

Vehicles must not block the road or adjacent site(s). The speed limit is between 5-10 MPH. Failure to comply with this speed limit or roadway markings may result in a forfeiture of a reservation or future reservations.

Children

Parents are responsible at all times for their children's safety and behavior. Please supervise children at all amenities and do not allow children to play in the roadway.

Laundry

The laundry room is open from 8 a.m. to 10 p.m. Please do not hang clothes on lines or on trees at the campsite. No pet washing in bathrooms.

Animals/Pets

Animals must be always kept on a physical leash and may not be left unattended at the campsite. Animals must be non-aggressive. Animals cannot be a nuisance to your neighbors. Animals are not allowed inside the clubhouse or laundry and bathroom buildings unless they are registered disability service animals. Animals may not be tethered to utility fixtures, picnic tables, trees or fences. Animal waste must be immediately picked up by the pet owner no matter where on property it does its business. Please control excessive dog barking. Dogs may be off leash when within the Dog Playground provided their owners remain in control. Pet pens/pet fencing are not allowed on sites. Please use our dog playground. Grass at sites that are ruined by pet urine to be repaired by guests. Management reserves the right to not allow your animal on the Resort property or to compel you to remove your animal from the Resort.

Restrooms and Showers

Please clean up after yourself and leave the bathrooms clean. Animals and the washing of dishes are prohibited in the restrooms.

Fires

No open wood fires allowed. Propane fire pits are allowed and also available for rent in the office. Personal charcoal and propane grills are permitted. Do not put hot coals in garbage containers. Fireworks are prohibited on the Resort premises.

Garbage

Help us stay clean by depositing all garbage in the dumpsters and garbage cans located throughout the Resort.

After-Hours Assistance/Security

Please call (801)721-8246 for after-hours and security issues. After-hours guests shall not set up during quiet hours.

Retention Ponds

Retention ponds on property at the Resort are restricted access areas. Access or entry by Guests and/or pets is strictly prohibited.

Background Checks

Long-term stays (28-day reservations) will be subject to a criminal background check at the expense of the guest. Signing this acknowledgment indicates that you have been made aware that selection criteria for a 28-day reservation may include factors such as criminal history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your reservation may be rejected and your reservation may not be refunded.

Acknowledgment of Policies

THIS RESORT IS PRIVATELY OWNED. FAILURE TO COMPLY WITH THESE POLICIES AND RULES MAY RESULT IN YOU BEING ASKED BY MANAGEMENT TO LEAVE THE RESORT WITHOUT REFUND OR RECOURSE AND/OR BY FUTURE RESERVATIONS BEING CANCELED. SPRING CREEK RESERVES THE RIGHT TO ENFORCE ITS RULES AND POLICIES AND TO REFUSE, IN ITS SOLE DISCRETION, SERVICE OR ACCESS TO ANYONE.

We reserve the right to change, amend, or otherwise modify the policies at any time. The most updated version will be available on the Resort's website. We will provide the policies to be signed at the time of booking. A guest's use of the reservation/site/amenities is an acknowledgment and acceptance of the terms, regardless of whether signed policies for that reservation have been returned to the Resort.

ARRIVAL TIMES

1:00 PM - 6:00 PM

If arriving outside of check-in times, please call to make arrangements.

AUTO-COLLECT

At the time of booking, 100% of the reservation balance will be collected. Payment for all gift certificates will also be collected. Applies to: all reservations.

SCHEDULED DEPOSIT

3 days before arrival, 100% of the reservation balance will be collected. If a reservation is booked "last-minute" (within the scheduled time frame), the initial deposit will be collected in addition to the scheduled amount. Applies to: all reservations.

CHILDREN & PETS

Children are welcome with an accompanying adult. Pets are welcome. We are pet friendly. Pets must be on a physical leash at all times and cleaned up after. 3 pets per site. We do not allow permanent pet pens at the RV site.

CREDIT CARD SECURITY

Your credit card information is stored and processed securely.

AGE OF RV REQUIREMENTS

If the age of your RV is 15 years or older, please submit current pictures showing all 4 sides for final approval of your reservation.

FARMINGTON CITY
PLANNING COMMISSION
July 11, 2024

REGULAR SESSION Present: Present: Chair John David Mortensen; Vice Chair Frank Adams; Commissioners Joey Hansen, Kristen Sherlock, George “Tony” Kalakis, and Spencer Klein. Staff: Community Development Director David Petersen, Assistant Director/City Planner Lyle Gibson, City Planner/GIS Specialist Shannon Hansell, and Planning Secretary Carly Rowe. Excused: Commissioners Samuel Barlow, Tyler Turner; and Alternate Commissioner Brian Shepard.

Chair John David Mortensen opened the meeting at 7:02 pm. Three of the six agenda items are public hearings.

SUBDIVISION APPLICATIONS

ZONE CHANGE APPLICATION

Item #3 Harv Jeppsen – Applicant is requesting recommendation for a rezone to include the Agriculture Planned (AP) District overlay zone and an accompanying Development Agreement (DA) for an RV resort at approximately 650 West Lagoon Drive (950 North) on approximately 6.5 acres of property, in the Agriculture (A) Zone. *public hearing*

Lyle Gibson presented this item. The subject property is on the south side of Lagoon Drive (currently under construction) just east of Highway 89; it sits north of Spring Creek and is currently occupied by a blue barn building. The current A zoning primarily limits the use of the property to agricultural or residential uses.

The property owner hopes to be able to develop a high-end, short-term-stay RV resort (Spring Creek RV Resort) at this location. This is not allowed under the current A zoning. The most similar use in Farmington is the Lagoon Campground, which is within the Commercial Highway (C-H) zoning district, the City’s only zone that specifically allows camping. The description of the C-H zone in FMC 11-24-010 limits the use of that district to the Lagoon Campground site. Rather than considering a different commercial district, which may require modification for a campground type use, the AP district overlay is proposed for the consideration of the City to accommodate the use.

He said that through a legislative act, the AP District creates unique rules for the property which it is applied to. This allows the City to be very specific about what can and can’t be done on the property. The AP District allows unique uses on a case-by-case basis, as long as it benefits the area economically, etc. Merit comes down to the details. A DA could shape it and cater it narrowly to that use if it is appropriate.

The property is part of the East Park Lane Small Area Master Plan. The current construction of Lagoon Drive is being completed by Wright Development, who has approval for a townhome subdivision to the north with some commercial development towards the highway. The use of the property south and west of Lagoon Drive has been envisioned to be non-residential in nature. While some development is occurring to the north, proposals for development just south of this property have not yet been brought to the City.

The proposed use includes an office and amenity area with approximately 70 spaces for RV parking. The access to the property would be from Lagoon Drive to the north, and access to the south would be accommodated on the east side of the property. The site would be enclosed with a screening wall and would be landscaped and improved to accommodate parking of RVs for brief stays.

The consideration of the AP district is a legislative action allowing for the use of discretion by the Planning Commission in providing a recommendation to the City Council. The Planning Commission’s role in this request is to hear from the public and make a recommendation to the City Council based on that input, as well as the Commission’s opinions as to how well the terms of the Agreement work at this location in consideration of the City’s [General Plan](#) and the applicable small area plan vision.

Opinions from City Staff are varied. Technically it could be serviced. Concern for the proposal includes questions about how long the use will remain in effect. While it seems like a reasonably easy use to redevelop when other

opportunities come along, if it is successful, it will likely remain. Gibson said it is not ultimately what Staff envisions there in the long term, although it could be easily transitioned in the future. While the proposed regulations and management seem to create a favorable environment, there are concerns that inevitably there will be RV owners who stay long-term. The DRC has indicated that servicing something like the proposed concept is viable. Technical analysis of detailed plans would come if the City decides to approve the AP district and concept.

Because of the varied opinions of City Staff, multiple motions were included with the Staff Report for the consideration of the Planning Commission. The recommendation of the Planning Commission will be forwarded to the City Council, where a final decision on the matter would be made at a future meeting.

Applicant Harv Jeppsen (727 Leonard Lane, Farmington, Utah) addressed the Commission. Since last time, he changed the entrance, took out some sites, and created more open space for amenities. His wife wants a splash pad and his grandchildren want a pool. High-end RV parks typically allow for the entrance to be gated. The rules are very important in such a development and may require a tow truck transporting rigs out when needed. To be profitable, he would like it 40% to 50% full at \$65 to \$100 each site per night. Lagoon is getting \$85 per night for similar sites. The minimum stay time is one night, while the maximum stay would be 28 days. Some cities require that they would have to move out of the park after 28 days.

Sherlock asked how this would be different from short-term rentals, which are not allowed within Farmington. Gibson replied short-term rentals are not allowed in residential areas, while it is allowed in commercial areas. Hotels would be a good example of where it is allowed. It would have to be specifically allowed, such as in a DA in an AP district. These stays would produce a transit-room tax for Farmington.

Jeppsen said the six bathrooms and showers would be on the west side of the building. Ping pong, pool tables, and games would be inside the building. There are 79 sites in the proposal, and he is not sure how many camping sites are at Lagoon and Cherry Hill, his nearest competitors. He checks occupancy levels of nearby RV sites on the reservation systems. Cherry Hill does not have sites for big rigs. Lagoon has 10 to 15 on one side. He is willing to roll the dice on creating spots for million dollar RVs.

Gibson said the City owns Old Farm near the Zions Bank. It is roughly 16 acres, and there is not currently any specific plans for the property. It may be opened to a Request For Proposal (RFP), where the City could entertain different proposals. Commissioners said they had heard plans for a recreational use with animals and restaurants. He felt an RV resort may fit in with that type of use. Jeppsen said he did own land in that area in the past, and is familiar with the history, but that he no longer owns property there.

Mortensen said there needs to be a more robust and in-depth application with more analysis. Nearby there are other locations, but more information is needed on them.

Chair John David Mortensen opened the public hearing at 8:56 PM.

Logan Johnsen (Centerville, Utah) with Wright Development Group, who is currently developing Lagoon Drive on the property to the north. He is in support of the application. His company recently completed an RV park in Layton, and there is sufficient demand, as that location has high occupancy rates. Lagoon likewise enjoys high occupancy rates for their 140 stalls. This is a good one to roll the dice on. It is not a high-investment development, and is a great fit for the area.

Chair John David Mortensen closed the public hearing at 8:58 PM.

Kalakis is very in favor of this idea as he is an avid cross-country RV-er and knows the demand. This can fill a gap for those who don't like campgrounds with tents and campfires. He has tried to get into places like this, and often can't. It is 10 times better than staying in a Cabela's parking lot, which is where people end up if they can't get into an RV resort. There is a lot of demand for this, from his experience after driving across the country. This would be a great use of the property.

Regarding the development to the north of the proposed RV resort, Gibson said 700 West will connect straight through north-to-south to tie in to Lagoon Drive, which is currently under construction. Wright Development is building a townhome project called Hess Farms, which has 60-70 units. Two-story office buildings have also been approved. The Commission previously approved a commercial use, which has since expired. There are no proposals immediately south of the proposed RV resort to date. A townhome project had previously been approved on the east side of 700 West, and that developer didn't pursue it within the year. New entitlements would be needed to proceed in the future. On the west side of 700 West, the City entered into a DA with the landowners for a commercial operation for boat sales. The surrounding area is zoned Large Suburban (LS) residential. The area at large has a Commercial Mixed Use (CMU) future land use designation in the General Plan.

Adams said the recent AP district codification was a big deal. He said the application is deficient in some areas, such as that it enhances the surrounding neighborhood rather than detracts from it. Financial analysis is something the Commission wants to look at as well, specifically what type of clientele is needed. Would they cater to only those RVs that are 15 years old or newer? He wants to see an analysis of surrounding RV resorts such as Lagoon, Cherry Hill, and maybe the ones at I-215 and Draper. He wants to see the need displayed. He wants a robust application with real analysis similar to those done in a traffic analysis. He wants things in writing. The AP designation requires some real thought. The Davis County application for the Western Sports Park (WSP) is a good example. The fact that it would provide the City with transient occupancy taxes is good, but should be quantified in the application. He doesn't want to discourage the applicant.

Mortensen said he wants to know if this is a good fit for the area. He appreciates that it could be a temporary use, even if it is high-end. He is leaning against this proposal.

MOTION

Frank Adams made a motion that the Planning Commission table the agenda item until applicant can make a more robust and complete application addressing all the concerns mentioned tonight.

George Kalakis seconded the motion, which was unanimously approved.

Chair John David Mortensen	X Aye ___Nay
Vice Chair Frank Adams	X Aye ___Nay
Commissioner George Kalakis	X Aye ___Nay
Commissioner Joey Hansen	X Aye ___Nay
Commissioner Spencer Klein	X Aye ___Nay
Commissioner Kristen Sherlock	X Aye ___Nay

Mortensen said the wants to reinforce that there is a possibility that the applicant puts in more work and the Commission still doesn't vote to approve it. Petersen said according to ordinance, short-term rentals can't be occupied more than 30 days. The ordinance may have to be updated to include RVs as an exception. Otherwise the AP District allowances need to be clear that short-term stays are permitted at this location.

RV Park SWOT Analysis

RV parks are highly secure businesses from an economic standpoint. Foremost, these businesses do not require large capital expenditures outside the startup capital needed to acquire land. Beyond land, the second largest expense is usually the development or acquisition of a small house where a full time manager can reside. Outside of property taxes and utility costs, the ongoing direct expenditures to maintain an RV park or campsite property are generally minimal. Usually, a full time manager is provided with a modest salary provided that they are able to live rent-free within the onsite facilities.

Strengths

As it relates to strengths, RV parks can generate revenues in a number of different ways. First, the businesses are able to take reservations among people traveling through the target market area while providing stop-in service to unexpected vacationers. Given that most RV parks acquire substantial acreage; these businesses are often designed to accommodate influxes of businesses from time-to-time. The gross margins generated by RV parks are substantial (usually in excess of 90% depending on what the owner counts as part of their cost of goods sold).

Another important revenue center for a RV park are monthly rental and storage fees among local residents that do not keep their recreational vehicle at home. In many areas (especially in neighborhoods that have a home owner's association), many RV owners are not able to directly store their vehicles at home. These fees produce substantial streams of recurring revenue that can satisfy the underlying mortgage obligations of the RV park while providing a significant return on investment.

Finally, RV parks are able to generate ancillary streams of revenue from onsite general stores and usage of washers/driers.

Moving forward, the demand for socially distanced vacationing is expected to grow substantially. There is already a growing demand among people that would rather travel by recreational vehicle to and from vacation destinations rather than flying. It is expected that this demand will increase at least 10% per annum over the next five years.

Weaknesses

For weaknesses, RV parks and campsites do face a substantial amount of competition. Given the low startup costs associated with these businesses, it is very easy for someone who already owns a large parcel of land to simply set up a RV park (with electric and tank hook ups). As such, these businesses need to be flexible as it relates to pricing in order to compete in these markets.

Opportunities

For existing RV parks, the best way to increase revenues is to monetize every aspect of operations. This includes having a general store on site (that sells in demand travel items) as well as providing access to washers and dryers. Many RV parks also provide refills of propane.

Another opportunity for growth stems from the acquisition of additional parcels of land in order to accommodate a greater number of customers. Many RV parks focus heavily on providing storage services (during off-peak months) in order to have their revenues remain stable throughout the year.

RV park and campsite businesses generally have substantial access to capital (either via a loan or private investment) given the large amount of property that is used to secure the investment. Banks and financial institutions love to provide mortgages and working capital to RV parks given that nearly 100% of their capital is almost always secured by the land and real estate as collateral. An entrepreneur seeking to obtain capital via these methods should

have no problem sourcing capital.

A major opportunity, as it relates to marketing, is to develop an expansive online presence so that reservations can be made months in advance via a proprietary website. This ensures that fees are collected upfront. Additionally, many RV parks now use third party services in order to generate bookings so that the facilities operate at 100% occupancy at all times. Generally, a third party site charges a fee equal to 10% of the transaction. Although this is expensive, it does allow for a much higher occupancy rate with minimal marketing effort on behalf of the RV park or campsite.

Threats

Outside of competitive threats, there is really nothing that impacts the way at a RV park conducts business. Although the economy is heading for substantial economic uncertainty over the next twelve to twenty-four months, the demand for safe vacations will increase substantially. More Americans are reconsidering how they intend to enjoy a vacation as a result of the pandemic, and traveling via recreational vehicle is one of these methods. Interest rates are expected to remain near historical lows for a substantial period of time.

 admin / May 25, 2020 / SWOT Analysis / RV Park Opportunities, RV Park SWOT Analysis, RV Park Threats, RV Park Weaknesses

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ASSESSING THE ECONOMIC IMPACT OF RV PARKS ON LOCAL COMMUNITIES



JANUARY 8, 2024

RV parks have become a popular accommodation option for many travelers across the United States. These parks provide a range of amenities and services, making them an attractive option for tourists and vacationers. However, RV parks offer much more than just a place to park an RV. In fact, they can have a significant economic impact on the local communities in which they are located.

RV parks contribute to the **local economy** by increasing **tourism** and providing revenue for **local businesses**. In addition, they can create jobs and encourage **community development**. This article will explore the economic impact of RV parks on local communities in more detail, highlighting the benefits they provide to the **local economy** and community.

Key Takeaways:

- RV parks provide more than just accommodation options for travelers
- RV parks can significantly impact the **local economy** and community through **tourism, revenue generation, job creation, and community development**
- RV parks have an **economic multiplier effect**, as spending by visitors can circulate throughout the local economy and spur further economic activity
- Real-life case studies can showcase the positive economic impact of RV parks on local communities
- RV parks are a key player in promoting local **economic growth** and development

RV Parks as a Driver of Local Economic Growth



Chat with Rigsby



RV parks are not just a place for vacationers but also an important driver of local **economic growth**, generating revenue and creating jobs. As an industry, RV parks can contribute substantially to the local economy with visitor spending on food, entertainment, transportation, and other activities.

According to the National Association of RV Parks and Campgrounds, RV parks generate \$37 billion in direct economic output, with a total economic impact of \$114 billion.

Revenue Generation	Job Creation
RV park visitors spend money on various goods and services, such as dining, shopping, and sightseeing, creating revenue for local businesses .	RV parks directly create jobs in the hospitality industry, with positions such as campsite manager, maintenance worker, and reservation clerk.
RV park tourism can also indirectly support other local industries, from farmers supplying local produce to souvenir shops selling locally-made items.	Moreover, RV parks can indirectly create jobs in other sectors, such as farming and manufacturing, by supporting local businesses .

The revenue generated by RV parks can also lead to further **economic growth** in the community. When local businesses have more revenue, they can expand, hire more employees, and increase their contribution to the local economy. This can create a positive cycle of economic growth and development.

In conclusion, RV parks play a crucial role in driving local economic growth by generating revenue, creating jobs, and supporting local businesses. Their economic impact can be substantial, creating a ripple effect throughout the local community and contributing to the overall prosperity of the area.

The Role of RV Parks in Community Development



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RV parks play a crucial role in the development of local communities. By attracting tourists and providing them with a comfortable

to stay, RV parks can boost the local economy and support the growth of nearby businesses. The **economic multiplier effect** of RV parks has been shown to enhance the development of the surrounding area.

One of the primary ways in which RV parks contribute to **community development** is through the support of local businesses. **RV park** visitors often require supplies and services that can only be found in local establishments. This can include everything from groceries and souvenirs to repair services and entertainment options. The revenue generated by these purchases can have a significant impact on the success of local businesses. Additionally, RV parks can attract new customers to previously unknown establishments, creating opportunities for growth and expansion.

The **economic multiplier effect** of RV park tourism extends beyond just supporting local businesses. It can also enhance the overall development of the community. The spending by RV park visitors can circulate throughout the local economy, leading to increased **job creation** and greater **revenue generation**. This can result in a positive feedback loop, where the benefits of RV park tourism continue to build on themselves over time.

Furthermore, RV parks can provide a unique backdrop for community events and gatherings. By hosting festivals, concerts, and other gatherings, RV parks can bring together individuals from all walks of life, promoting cultural exchange and overall community growth. These events can also help to generate additional revenue for local businesses, further fueling the economic impact of RV park tourism.

"RV parks can attract new customers to previously unknown establishments, creating opportunities for growth and expansion."

In conclusion, RV parks play a critical role in the development of local communities. By supporting local businesses and promoting economic growth, RV parks can have a significant impact on the success of the surrounding area. The economic multiplier effect of RV park tourism can create a positive feedback loop of **job creation** and **revenue generation**, enhancing overall community development.

The Economic Impact of RV Park Tourism



One of the significant economic impacts of RV parks is their contribution to local tourism. RV parks attract visitors from all over



country and even internationally, providing a significant boost to the local economy.

The revenue generated from RV park tourism can be seen in various sectors such as lodging, food and beverage, shopping, and entertainment. RV park visitors typically spend money at local businesses, thus supporting the local economy and creating jobs.

According to a study conducted by the National Association of RV Parks and Campgrounds, RV park guests generate approximately \$10 billion in economic activity each year. Additionally, for every dollar spent by an RV park visitor, an estimated \$10-\$12 circulates throughout the local economy, which further boosts economic growth.

RV park tourism not only provides a short-term economic impact but also has long-term benefits for the local economy. As more visitors come to RV parks, the demand for local businesses and services increases, leading to the creation of more job opportunities and an expansion of the local tax base.

In summary, the tourism aspect of RV parks is a significant contributor to the economic growth of local communities. RV park visitors provide substantial revenue for local businesses, create jobs, and promote long-term economic development in the area.

Financial Benefits for Local Businesses from RV Park Visitors



RV parks are not only a source of revenue for themselves, but they also bring significant financial benefits to local businesses. When RV park visitors patronize local establishments such as restaurants, gas stations, and retail stores, they contribute to the revenue generation of these businesses.

In addition, the economic multiplier effect comes into play, as the money spent by RV park visitors circulates throughout the local economy and creates further economic activity. For example, when a local restaurant earns revenue from RV park visitors, they can use that revenue to pay their employees, who will then spend that money at other local businesses, creating a chain reaction of growth.

A study conducted by the National Association of RV Parks and Campgrounds found that RV park visitors spend an average of \$29 billion



annually in local businesses. This spending supports approximately 400,000 jobs and generates \$3.1 billion in federal, state, and local tax revenues.

It is important for local businesses to recognize the significant financial benefits that RV park visitors can bring to their establishments. By catering to the needs and preferences of RV park tourists, local businesses can attract more of them and contribute to the overall economic growth of the community.

“RV park visitors spend an average of \$23 billion annually in local businesses, supporting approximately 400,000 jobs and generating \$3.1 billion in federal, state, and local tax revenues”

Some businesses may find it beneficial to offer discounts or promotions specifically targeted towards RV park visitors to incentivize them to visit and spend money at their establishment. By doing so, they can increase their revenue and create a positive relationship with the RV park community.

Overall, the financial benefits of RV park visitors for local businesses cannot be underestimated. By recognizing and catering to this important market, businesses can contribute to the economic growth of their community and create a thriving local economy.

Employment Opportunities Created by RV Parks

RV parks have emerged as a significant source of employment opportunities for local communities. With the rise of RV park tourism, there has been a surge in demand for various services and facilities, leading to the creation of numerous job positions in different sectors.

In the RV parks themselves, staff members are needed to handle various tasks such as registration, guest services, maintenance, and security. These positions range from entry-level to managerial, providing opportunities for individuals with different levels of experience and education. Additionally, the construction and development of RV parks can result in employment opportunities for local contractors, architects, and suppliers.

Beyond the RV parks, the increased spending by tourists can also create job opportunities for local businesses. Restaurants, shops, and attractions in the surrounding area may see a boost in sales, leading to the need for additional staff such as servers, cashiers, and tour guides. The economic impact of RV parks can, therefore, trickle down to various sectors, benefiting the broader local community.

The job creation impact of RV parks can significantly contribute to the economic growth of local communities. The Bureau of Economic Analysis estimated that the outdoor recreation industry, which includes RV parks, accounted for 2.1% of the United States' GDP in 2019, contributing \$459.8 billion to the economy. As RV parks continue to thrive and attract more tourists, the industry's contribution to employment and economic growth is expected to increase.

The Economic Multiplier Effect of RV Parks

The economic multiplier effect is the phenomenon where an increase in spending in one sector of the economy leads to a more extensive impact on the overall economy. In the case of RV parks, the spending by visitors can have a considerable impact on the local economy and community development.

When RV park visitors come to an area, they usually spend money on various goods and services, such as food, fuel, and recreational activities. This spending creates a flow of income throughout the local economy, benefiting businesses and employees in different sectors. For example, RV park visitors may dine at local restaurants, shop at nearby stores, and visit local attractions, stimulating economic activity in those sectors.

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Furthermore, the economic impact of RV parks can extend beyond direct spending. As RV parks attract visitors to the area, they create a ripple effect that generates income and employment opportunities in related industries, such as transportation, construction, and maintenance. This creates a virtuous cycle where the increased economic activity creates more income, which translates into more spending and job creation that, in turn, leads to more economic growth and development.

The multiplier effect of RV parks can play a significant role in community development. As the local economy grows, it can support the development of infrastructure, education, and healthcare services, improving the quality of life for residents.

“RV parks can contribute to the economic growth and development of an area by circulating income throughout the local economy and creating employment opportunities for residents.”

Overall, the economic multiplier effect of RV parks can have a profound impact on the local economy and community development. By attracting visitors, creating jobs, and supporting local businesses, RV parks can drive economic growth and stimulate the overall development of the surrounding area.

Case Studies: Real-Life Examples of RV Parks’ Economic Impact

In recent years, many local communities have experienced significant economic benefits from the RV park industry. Let’s take a look at some real-life case studies that showcase the impact of RV parks on local economies.

Big Moose RV Park:

Category	Statistics
Tourism	Over 20,000 visitors annually
Revenue Generation	Over \$2 million annually
Job Creation	15 full-time employees, 5 part-time employees, and additional temporary staff during peak seasons
Community Development	Donates 5% of annual revenue to local community projects

Big Moose RV Park is a prime example of how an RV park can contribute significantly to the local economy. With over 20,000 visitors annually, the park generates over \$2 million in revenue and creates 15 full-time and 5 part-time jobs, as well as additional temporary positions during peak seasons. The RV park also donates 5% of its annual revenue to local community projects, which contributes to the overall development of the community.

On The River RV Park:

Category	Statistics
Tourism	Over 12,000 visitors annually
Revenue Generation	Over \$1.5 million annually

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Job Creation	10 full-time employees and additional temporary staff during peak seasons
Community Development	Partnered with local farmers to provide on-site farmer's market

On The River RV Park is another great example of how RV parks can positively impact local economies. With over 12,000 visitors annually, the park generates over \$1.5 million in revenue and creates 10 full-time jobs, as well as additional temporary positions during peak seasons. The park has also partnered with local farmers to provide a farmer's market on-site, which supports local businesses and contributes to the overall community development.

These case studies highlight the immense economic impact that RV parks can have on local communities. From generating revenue and creating jobs to supporting local businesses and contributing to community development, RV parks bring a host of benefits to the surrounding area. As such, it's vital to recognize the value of the RV park industry and invest in its growth and development for the betterment of local economies and communities.

Conclusion

RV parks have proven to be a significant driver of local economic growth, creating jobs, generating revenue, and supporting community development. The economic impact of RV parks on local communities is undeniable. Through tourism and spending in local businesses, RV parks stimulate economic growth and enhance the overall economic multiplier effect of the community.

As demonstrated through real-life case studies, RV parks have transformed local economies and contributed to the growth and development of surrounding areas. The RV park industry plays an important role in supporting the local economy, both directly and indirectly.

Given their economic significance, it is essential to recognize and support the continued growth and development of the RV park industry. Further research and investment in RV parks can ensure their sustained capacity to provide jobs and revenue for local communities. In summary, the economic impact of RV parks on local communities cannot be underestimated.

FAQ

How do RV parks impact the local economy?

RV parks have a significant impact on the local economy. They generate revenue through fees and taxes paid by RV park visitors and contribute to the growth of local businesses. Additionally, RV parks create employment opportunities and attract tourists who spend money in the community, resulting in economic growth.

How do RV parks stimulate economic growth?

RV parks stimulate economic growth through revenue generation and job creation. They bring in tourism dollars, which boost the local economy, and create jobs in various sectors such as hospitality, food services, and outdoor recreation. This influx of revenue and employment opportunities helps drive economic growth in the area.

What is the role of RV parks in community development?

RV parks play a crucial role in community development. They attract visitors who support local businesses, leading to increased economic activity and the growth of the community. Furthermore, the economic multiplier effect of RV parks ensures that the benefits of their presence extend beyond the immediate vicinity, positively impacting the overall development of the community.

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How does RV park tourism impact the local economy?

RV park tourism has a positive impact on the local economy. It brings in a steady stream of tourists who spend money on accommodations, dining, shopping, and recreational activities, thereby boosting local businesses and generating revenue. This increased economic activity contributes to the overall growth and prosperity of the area.

What financial benefits do local businesses derive from RV park visitors?

Local businesses benefit financially from RV park visitors in various ways. These visitors often patronize local restaurants, stores, and entertainment venues, resulting in increased sales and revenue. Furthermore, the economic multiplier effect ensures that the spending by RV park visitors continues to circulate throughout the local economy, benefiting a wide range of businesses.

How do RV parks create employment opportunities?

RV parks create employment opportunities in several sectors. They require staff members to oversee the operations of the park, such as managers, maintenance workers, and administrative personnel. Additionally, the presence of RV parks attracts tourists and promotes the growth of other industries, leading to job creation in areas like hospitality, retail, and tourism-related services.

What is the economic multiplier effect of RV parks?

The economic multiplier effect of RV parks refers to the phenomenon where the spending by RV park visitors has a ripple effect throughout the local economy. When visitors spend money on accommodations, dining, shopping, and activities, that money circulates and multiplies as it is spent again within the community. This creates additional economic activity, stimulates further spending, and enhances the overall economic impact of RV parks.

Could you provide some real-life examples of RV parks' economic impact?

Certainly! There are numerous real-life examples showcasing the economic impact of RV parks. For instance, the [RV Park Name] in [City, State] has revitalized the local economy by attracting tourists, supporting local businesses, and creating jobs. Similarly, the [RV Park Name] in [City, State] has transformed a once-declining community into a thriving tourist destination, benefiting both residents and entrepreneurs.

In conclusion, what is the overall economic impact of RV parks on local communities?

In conclusion, RV parks have a substantial economic impact on local communities. They stimulate economic growth through revenue generation, job creation, and the attraction of tourists. By supporting local businesses and generating revenue, RV parks contribute to the overall development of the community. The economic multiplier effect ensures that the benefits of RV parks extend beyond the immediate area, creating a positive economic ripple effect throughout the local economy.



[\(https://crrhospitality.com/blog/innovative-comnelations-how-campgrounds-can-make-a-difference/\)](https://crrhospitality.com/blog/innovative-comnelations-how-campgrounds-can-make-a-difference/)

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RV Park Industry Statistics - RoverPass 2024 Blog

RoverPass

RVs have always been an integral part of North America's vibrant traveling culture. Yet in recent years, as travel preferences evolve and a growing number of individuals seek unconventional and adventurous vacation options, RV parks have emerged as a preferred choice for many travelers.

But what does the landscape look like in 2023? Today, the RV park industry is more relevant than ever. With increasing emphasis on flexibility, personal space, and the pursuit of outdoor experiences, RV parks have become a focal point for both leisure travelers and long-term nomads.

Moreover, the ongoing global shifts in travel patterns have further cemented the RV park industry's role as a vital part of North America's economic framework.

Whether you're an RV park owner, an aspiring entrepreneur, or just curious about the current state of this fascinating industry, this comprehensive analysis of the RV park industry statistics will provide you with valuable insights and actionable guidance.

Overview of RV Park Industry Statistics

The market trends shaping the RV park industry in 2023 are multifaceted. From technological advancements to changes in consumer behavior, the industry is adapting and evolving to meet the demands of a new era.

Here are some general statistics about the size, growth, and trends of the RV park industry in North America:

Industry Growth

In 2023, there are more than 15,000 RV parks and campgrounds in the US and Canada, a 1.7% increase from 2022. In fact, the number of businesses in the industry has experienced a steady growth of 1.7% per year on average over the five years between 2018 – 2023. As oil supply levels normalize and prices fall, the industry is expected to keep growing in the next five years.

The steady growth of the industry shows that the RV park industry is a large and diverse sector that offers a variety of options for travelers and campers. Though there is a lot of competition among RV park owners and operators, the RV Park industry in the US has a low market share concentration.

Market Size and Revenue

The most recent data from Statista revealed that the market size of the RV park sector in the United States totaled 6.38 billion U.S. dollars in 2021, up from the previous year's size of 5.93 billion U.S. dollars. For 2022, Statista predicted that the sector would keep growing, reaching 7.01 billion.

Market Growth

The RV industry has seen a steady increase in sales since 1980, with a remarkable surge in demand since 2009. The year 2021 was a historic one for RV makers, as they delivered 600,240 units. The sales in 2022 dipped slightly from the peak in 2021, but still outperformed the previous two years.

The number of households that own an RV has grown by more than 60% in the past two decades, reaching 11.2 million in 2021, while an RV purchase is on the agenda for approximately 13% of households within the next five years.

Additionally, and according to Wakefield Research, 61% of Americans plan to take an RV road trip or vacation in 2023, a significant rise from the previous year, when 48% did.

All these numbers indicate that there is clearly an increasing demand for RV travel and camping, especially in the past few years as the travel behavior and preferences of many people changed.

RV park owners and operators can take advantage of the opportunity to offer a safe, comfortable, and affordable alternative to other forms of accommodation.

Occupancy and Length of Stay



Want to Grow Your Campground Business?

Book a FREE, personalized demo to learn about how RoverPass will save you time and help you earn more revenue

In the US, the average occupancy rate for RV parks is somewhere between 60 and 70%, but it can vary widely, depending both on the season and location.

On average, guests spend around 2.5 to 3.5 nights at an RV park, with more guests staying over on weekends and holidays than on weekdays.

The RV park industry has a strong demand and a loyal customer base that enjoys spending time in nature and exploring new places. However, there are still opportunities to increase the length of stay and repeat visits of RV park guests, by offering incentives, discounts, or value-added amenities.

Seasonal fluctuations and regional variations in the RV park market require careful planning and management to optimize occupancy and revenue.

Customer Demand

For a large portion of campers, having internet access is a crucial criterion when selecting an RV park, as shown by the 39.3% of them who strongly affirm this preference. This statistic reveals that RV parks should provide this amenity to their guests, as many campers want to have access to the internet.

Demographics and Digital Innovation

There has been a significant shift in the demographics of the industry. The average age of a first-time RV buyer is now 32 years old. Millennials and Gen Zers are becoming more and more interested in RVs and will likely continue to increase their share of the market for years to come.

According to a survey by the RVIA, millennials were the largest group of buyers, with 38%. Gen X buyers came second with 31%. Baby boomers, on the other hand, only made up 22% of the buyers.

This data reflects that the RV park industry has a broad appeal and the potential to expand its customer base to include different segments of the population. It also indicates that there is a growing interest and involvement of younger generations in RV travel and camping, which can expand the customer base and the market potential of the RV park industry.

This radical shift in demographics should also encourage RV parks to accelerate their digital initiatives to adapt to the new paradigm. From a high-quality website that can function as an effective online forefront to social media and email marketing campaigns that attract new guests, building a strong online presence is now crucial to achieve success in the RV park business.

In the digital era, websites are the key to attract new customers to any business. But you need to be prepared to compete for the attention of users, since it takes a blink of an eye (actually an average of 50 milliseconds) for a user to decide whether they like your site or not, and if they'll stay or leave.

Aware of how important it is for RV parks to have a website that stands out online and boosts their income, we created Roverpass Premium Website Builder, a service that lets our team of professionals create a website that showcases your unique features.

You can also integrate your website with our campground reservation software, so you can sell your services around the clock in a simple and convenient way.

Read on to acquire more insights into the exciting RV park industry!



RV Industry Association Campground Industry Market Analysis

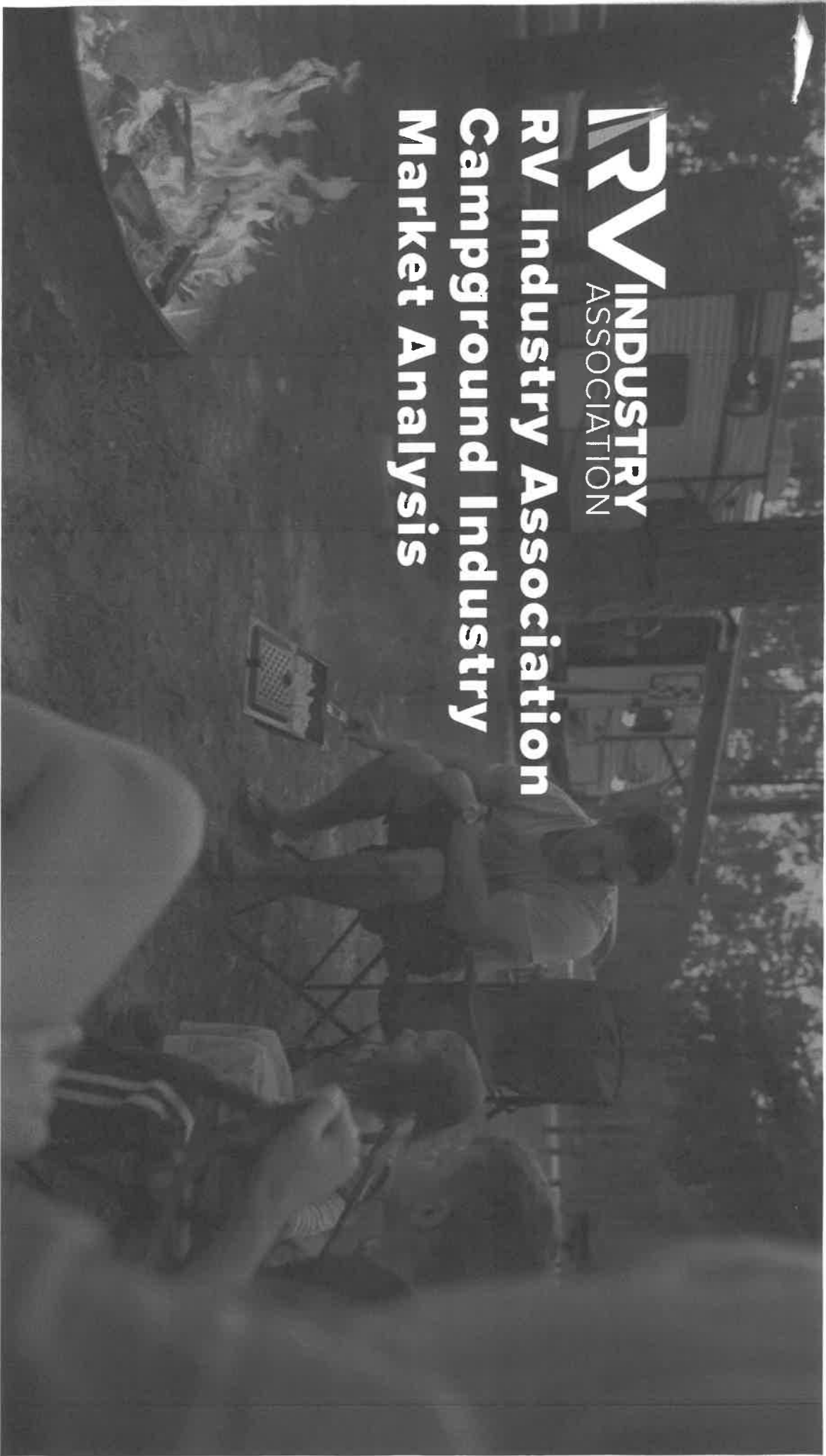


Table of Contents

6. Appendix

4. Research Findings

2. Industry Trends

7. A&L
Conditions

5. Study Findings

3. Project
Methodology

1. Engagement
Objective



Engagement Objective

To develop and execute a comprehensive campground inventory research project focused on tracking federal, state, and private campground inventory.

This report has for the first time quantified the scope and profile of the U.S. campground inventory. The research and study findings can play an important role in understanding and elevating the campground industry within the outdoor hospitality industry.



1. Engagement Objective



2. Industry Trends



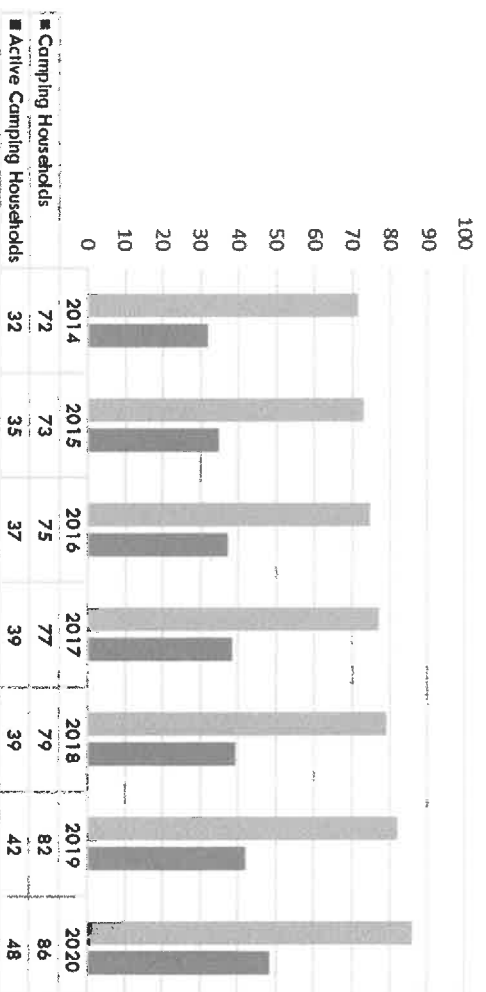
Industry Trends

There are an increasing number of market demand indicators supporting the need for expansion and improvement of the nation's inventory of campgrounds and specifically RV campsites. The following pages provide data and analysis from multiple research sources. CHMGS presents data collected from the 2021 North American Camping Report sponsored by KOA, RV Industry Association Market Surveys, and IPSOS 2021 Go RVing Owner Demographic Profile. Combined, these sources provide insight to supply and demand indicators supporting additional campground development needs in the United States. The data clearly indicates that both the public and private campground sectors within the "Outdoor Hospitality" industry, need to continue to grow/expand and redevelop their supply of facilities to keep pace with consumer demand.

Industry Trends

- Longitudinal data provided within the 2021 North American Camping Report, sponsored by KOA, indicates that Camping Households have increased at a Compound Annual Growth Rate (CAGR) of three percent over the last seven years. The number of Active Camping Households has increased at a CAGR of 7.1 percent which is over twice that of the Camping Households. This means that the both the size and the depth of the camping demand is growing.
- Camping trips made by households have increased from 68.5 million in 2014 to 105.6 million over the last seven years. This equates to a CAGR of 7.5 percent over this period.
- This data would indicate that if the campground supply is presently at capacity, then supply would need to increase at a rate of seven percent per year to keep pace with current levels of demand growth.

Camping Demand (Millions) 2014 to 2020



Industry Trends

- The 2021 North American Camping Report, provides insight to the locations in which camping demand is occurring. The demand data reflects campers' interest in different types of camping experiences as well as settings.
 - The data indicates that camping occurs in a variety of locations outside of a traditional campground setting. It also profiles the importance of both the public and the private sector in accommodating camping demand.
 - The 2021 North American Camping Report also profiles preferred camping accommodations for 2020. The data indicates camping type preferences as follows:
 - Tent: 64%
 - RV: 25%
 - Cabins: 10%
 - Other: 1%
- This data supports the need for a variety of campground site types.

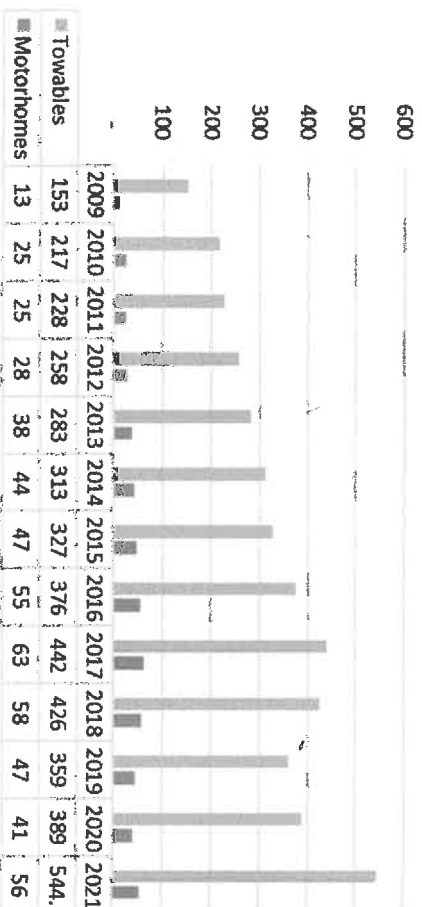
DEMAND: Camper Nights by Location 2020	%
Privately owned campgrounds	23%
National Park campgrounds	21%
State Park campgrounds	22%
National Forests	3%
Municipal campgrounds	1%
Back Country or Wilderness Areas	6%
Parking lots such as Wal-Mart or roadside areas	1%
Dispersed/boondocking on public land	5%
Privately owned land such as your own, a friend or family members other than a campground host, etc.)	10%
Privately owned land that is part of a listing of private land owners (e.g., HipCamp, Harvest Host, etc.)	8%
Total	100%
RVIA Campground Market Inventory Sample - Camper Night Demand	71%
Excluded from RVIA Campground Market Inventory Sample - Camper Night Demand	29%

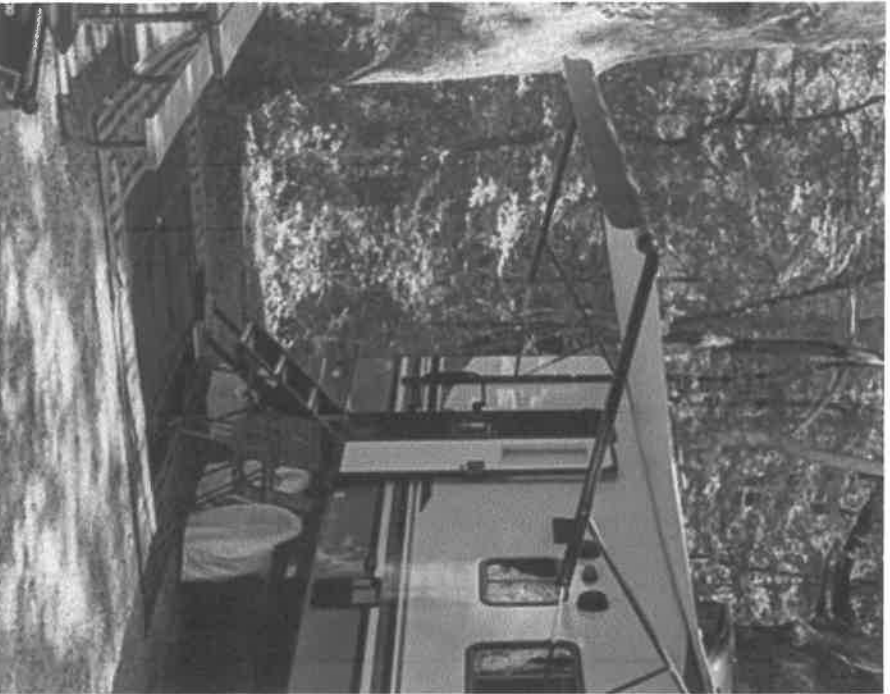
Source: 2021 North American Campground Report, sponsored by KOA

Industry Trends

- RV wholesale shipments have increased at a CAGR of 11.1 percent over the last thirteen years (i.e., 2009 to 2021). Over 90 percent of the shipments were in the Towable category with Conventional RV's representing approximately 78 percent of this supply and growing at a CAGR of 12.6 percent during this same period.
- The RV Industry Association reported that 600,200 units were shipped in 2021, which represents the highest level of shipments in history.
- The Go RVing 2021 RV Owner Demographic Profile report estimates there are approximately 11.2 million households that own RVs. This figure represents approximately 8.7 percent of total U.S. households. This percentage has increased from 7.4 percent of U.S. households in 2011.
- Simply stated, the historical growth rate of RV shipments, and increase in RV ownership and RV sharing all contribute to a need to understand if there is an adequate supply of campsites to accommodate RV campground demand.

RV Wholesale Shipments (Thousands) 2009 to 2021





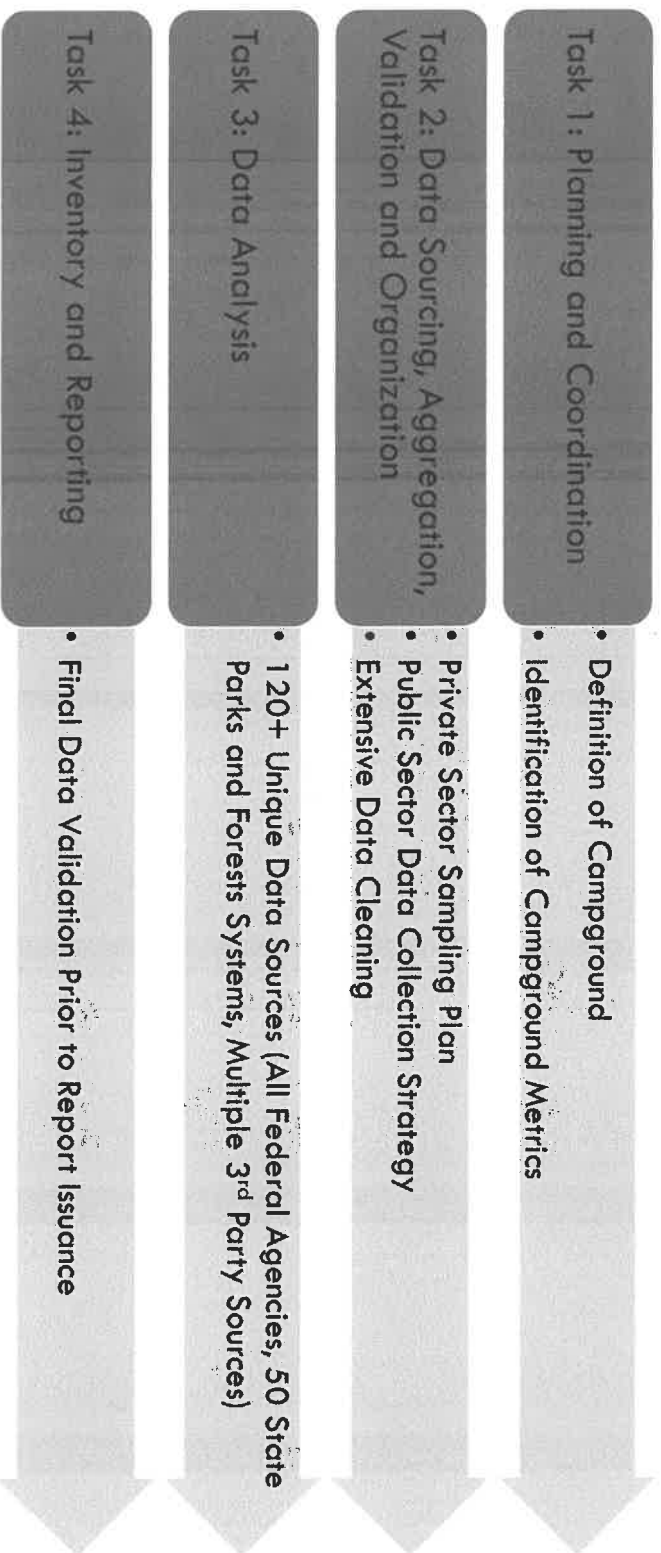
3. Project Methodology

Project Methodology

CHM Government Services developed and executed the project methodology on behalf of the RV Industry Association. CHMGS is a national consulting firm focused on serving the research and analysis needs of public and non-profit entities who own, manage, or provides services in support of recreational and hospitality assets. For this engagement, CHMGS engaged two project partners ("CHMGS team"); SOM and Data Crunch. SOM was responsible for the private sector supply survey analysis and Data Crunch collaborated with CHMGS to aggregate and develop data dashboards for the findings. The Appendix provides additional information on these organizations.

CHMGS developed the project methodology based upon their understanding of the availability of campground supply data. Provided on the next page is an overview of the four project Tasks conducted by the CHMGS team. Following this graphic is a description of the project methodology.

Project Methodology: Task Elements



Project Methodology: Task 1

Task 1: Planning and Coordination

Task 1 required the CHMGs and RV Industry Association to develop a “Campground” definition and identify campground supply metrics for evaluation.

Definition of Campground for Engagement Purposes

CHMGs and the RV Industry Association identified that the supply should comprise campgrounds where the largest percentage of camping demand is accommodated. Specifically, CHMGs focused on identifying the Inventory of Campgrounds and Campsites at the locations where approximately 71 percent of camping demand occurred in 2020 (i.e., see page 9) and where supply data could be reliably gathered. CHMGs and the RV Industry Association identified the following as the campground definition for this engagement.

1. Demarcated parcel of land managed by an entity
2. Vehicle access (e.g., paved, dirt, gravel, etc. to facilitate access)
3. Defined site for an individual or family (e.g., tent, RV, yurt, cabin, etc.)
4. Basic infrastructure (e.g., potable water and vault toilet minimum standards)
5. May include a site fee
6. Excludes: Backcountry, Hike-in, Boat-in Sites, Boondocking or Parking Lots, Privately Owned Sites that are part of listing of private landowners

This campground definition corresponds closely with the NAICS Code (721211) for campgrounds: “This U.S. industry comprises establishments primarily engaged in operating sites to accommodate campers and their equipment, including tents, tent trailers, travel trailers, and RVs (recreational vehicles). These establishments may provide access to facilities, such as washrooms, laundry rooms, recreation halls and playgrounds, stores, and snack bars.”

Project Methodology: Task 1 (Con't)

Task 1: Planning and Coordination

Campground Supply Metrics

CHMGs and the RV Industry Association identified the campground supply metrics for data analysis for the private and public Campground Market Study. The Appendix provides definitions of these metrics. The metrics selected and collected include:

1. Number of Sites
2. Type of Sites (e.g., Tent, RV, Cabin/Yurt, Horse, Group, etc.)
3. Length of Sites (e.g., ft.)
4. Design of Site (e.g., Pull-Through, Parallel)
5. Hookup Type (e.g., Electric, Water, Sewer, Cable)
6. Electrical Amperage
7. Other RV Services (e.g., RV Rental, Repair or Storage)
8. Toilet
9. Shower
10. Water Availability
11. Camper Store
12. Reservation

Project Methodology: Task 2

Task 2: Data Sourcing, Aggregation, Validation, and Organization:

CHMGs and the RV Industry Association agreed that the data gathering approach to Task 2 would differ for the public and private sector supply. The public data gathering would include all available data sources to create a "Universal" supply. The private sector data would be a "Sample" of the available campground supply. Information on approaches for each sector follows.

Public Agencies Inventory

1. **Federal Agencies:** National Park Service, U.S. Forest Service, U.S. Army Corps of Engineers, Bureau of Land Management, Bureau of Reclamation, U.S. Fish and Wildlife Service, Tennessee Valley Authority
2. **State Parks/Forests:** 50 State Park Systems and relevant State Forest systems
3. **Municipal Agencies:** City and Counties, Public Authorities and Utility providers

Public Agency Data Challenges

1. **Campsite Terminology:** Categories/definition of sites (e.g., primitive, walk in, hike in) not standardized. Therefore, CHMGs conducted significant data review and evaluation in order to determine the relevancy of including a campground/campsite.
2. **Campsite Attributes:** Attributes were grouped not sorted in databases. This required significant data cleaning and organization to feed the campground supply data base (e.g., type of site, amperage, design of site).
3. **Federal Data Standard:** There was no consistency in federal camping data terminology and/or data bases. In some cases, federal data sources did not match federal web pages information sources.
4. **State Park and Forest Data:** Different reservation reports for state parks and forests due to differing reservation system providers. No state park data standards within reservation systems.

Within the public sector, for Federal locations, (e.g., National Forest, U.S Army Corps of Engineers, National Park Service) CHMGs considered campgrounds with different names as unique, even if they were in the same federal unit. For example, within National Forests and/or National Parks, there can be multiple campgrounds. Each campground within these units is a separate campground for purposes of this analysis.

Project Methodology: Task 2 (Con't)

Task 2: Data Sourcing, Aggregation, Validation, and Organization

Private Data Gathering

SOM, on behalf of CHMGS, was responsible for the private sector data sampling strategy. SOM identified a data sampling plan that included web data scraping, review and then validation of data available on private sector campground websites.

SOM/CHMGS identified that the best and most relevant sampling source should be the Dun & Bradstreet contact listing of 9,921 campgrounds classified under NAICS Code 721211: RV Parks and Campgrounds. The sample would be representative of the universal portfolio estimated to be 12,290 campgrounds in the U.S. The Appendix provides details on the sampling plan.

The sample size of 1,064 reflects the geographical distribution of campgrounds as well as size of campgrounds as reflected by # of employees. The sampling plan results in a 95 percent confidence level with a Margin of Error of +/- 3 percent for campgrounds having one of the attribute types. The average campground size has a Margin of Error of +/-6.6 percent. The Appendix provides additional information on the Margin of Error on other site attribute averages.



Project Methodology: Task 3 and 4

Task 3: Data Analysis

CHMGS reviewed all public data sets and removed data elements that did not align with the campground definition determined for this study (e.g., backcountry, some primitive and hike and boat in). CHMGS notes that in many cases public data sources did not include all attribute variables. CHMGS created data cross walks between the public (e.g., federal, state and municipal) data sources and the sought to standardize between public and private research findings. CHMGS's data partner, Data Crunch, then undertook further data cleaning/validation and analysis and used Tableau to aggregate data sources. The Appendix provides information on the public data source availability.

Task 4: Inventory and Reporting

CHMGS and its data partner Data Crunch developed Tableau dashboards for reporting the campground supply inventory. The Tableau dashboards identify the relevant metrics by the source (e.g., Public vs. Private) of the campground supply. The following section presents the research findings.



4. Research Findings

Private vs. Public Campgrounds Comparison

Private Public Private sample = 1,064 campgrounds | Public is not sampled

Share of Total Campgrounds Share of Total Campsites

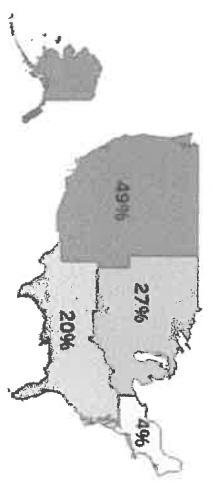


	Private	Public	Totals
Campgrounds	12,290	15,119	27,409
Campsites	1,520,000	607,014	2,127,014
RV sites	1,400,000	264,861	1,664,861
Avg. Campsites / Campground	124 sites	40 sites	78 sites
Median Campsite length	60 ft.	45 ft.	53 ft.

Private Campgrounds by Region



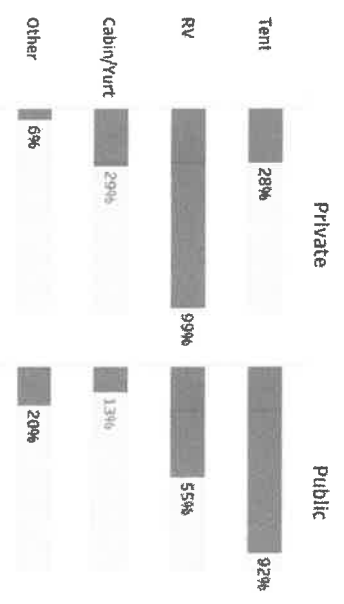
Public Campgrounds by Region



Region	Private	Public
West	30% (3,674)	49% (7,415)
Midwest	21% (2,605)	27% (4,011)
South	37% (4,577)	20% (3,062)
Northeast	12% (1,434)	4% (631)

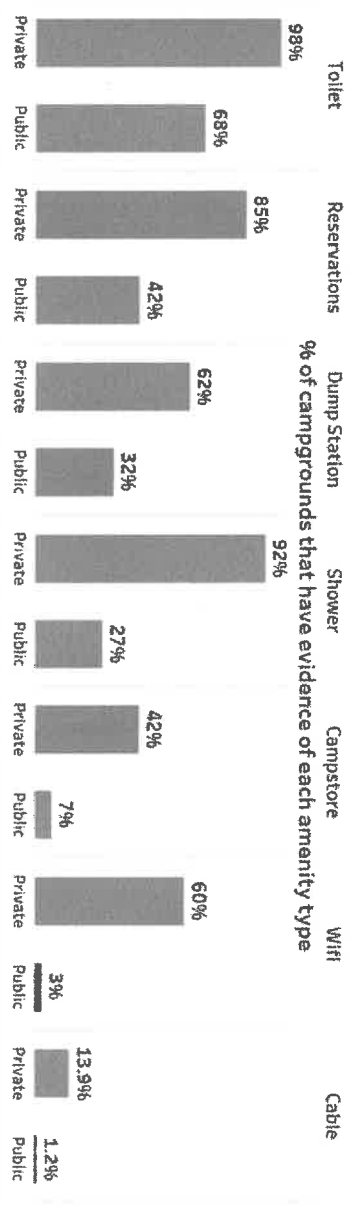
Supported Campsite Types

% of campgrounds that have evidence of each campsite type



Amenities

% of campgrounds that have evidence of each amenity type

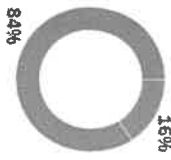


Private Public Private sample = 1,064 campgrounds | Public is not sampled

Share of Total RV Campgrounds

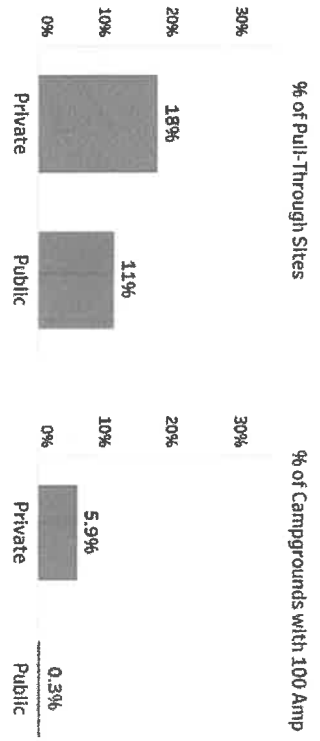


Share of Total RV Campsites

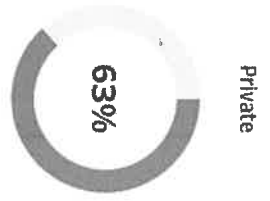


	Private	Public	Totals
Campgrounds with RV sites	12,118	8,349	20,467
RV sites	1,400,000	264,861	1,664,861
Avg. Campsites / Campground	116 sites	32 sites	81 sites

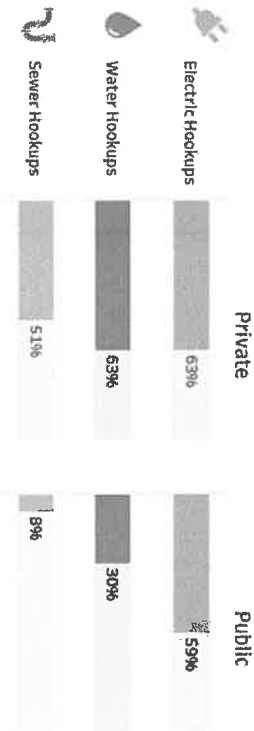
RV Amenities



RV Hookups




Hookup Type Breakdown




Municipal data not included in Public data for RV hookups.

(U) = Universe, (S) = Sample n = 1,064



(U)
12,290
Campgrounds



(S)
1,520,000
Campsites

Supported Campsite Types (S)

% of campgrounds that have each campsite type



28%
Tent



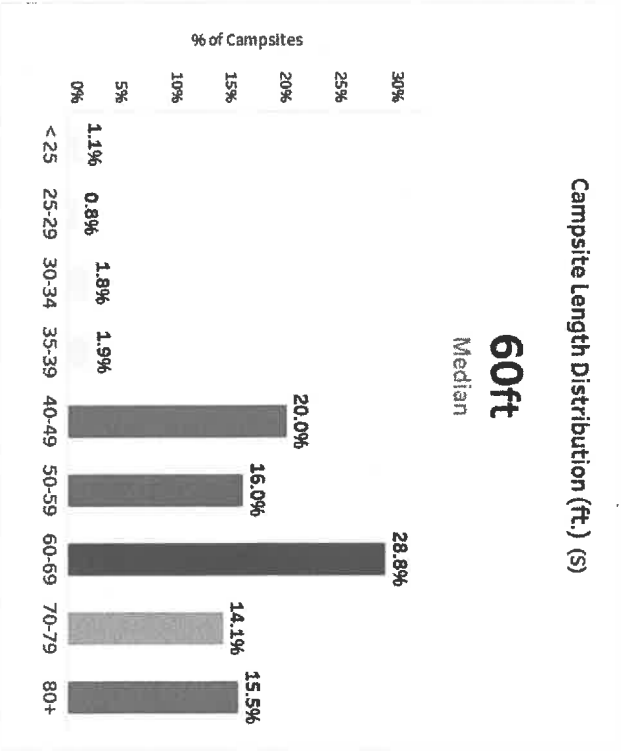
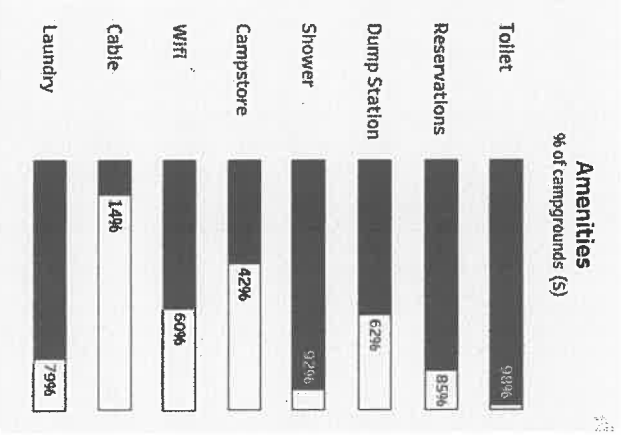
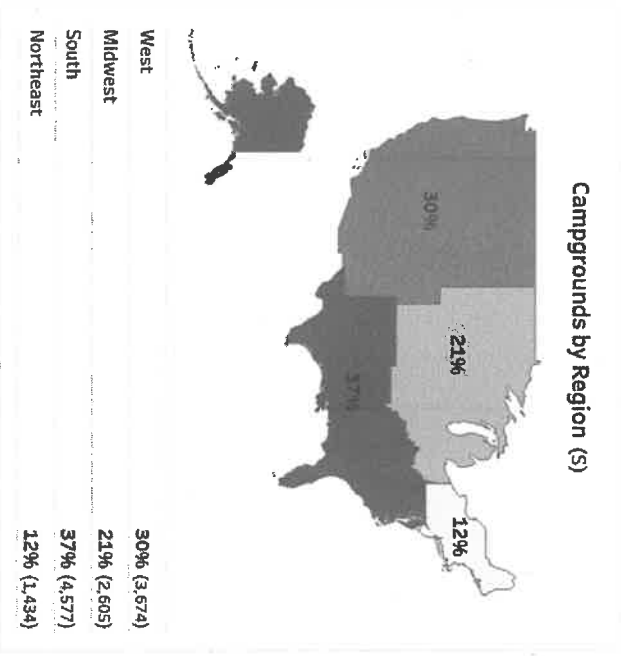
99%
RV

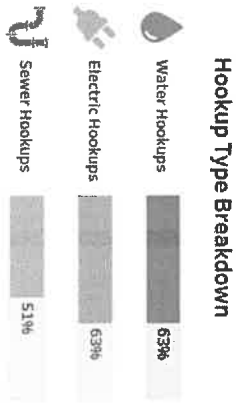
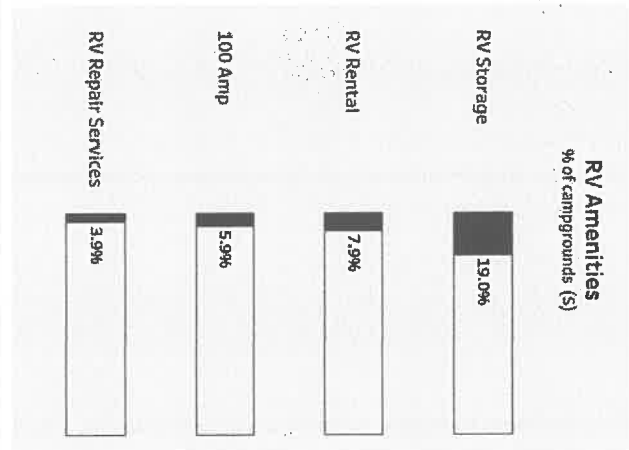
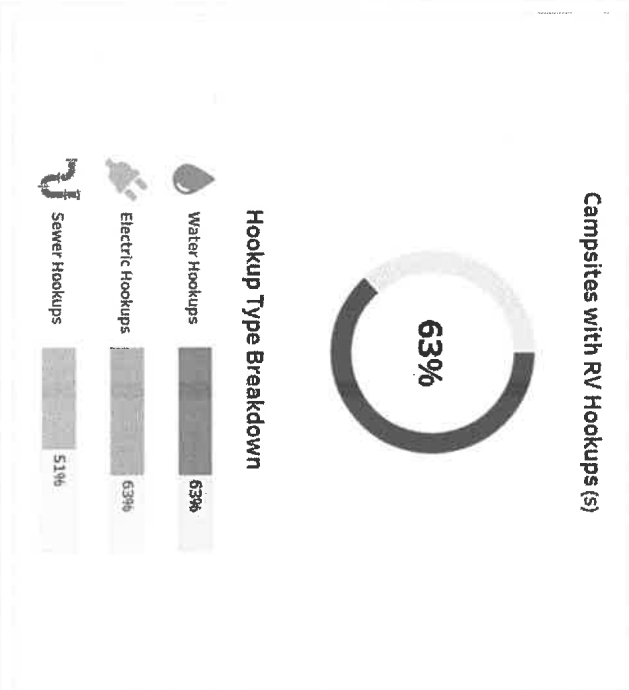
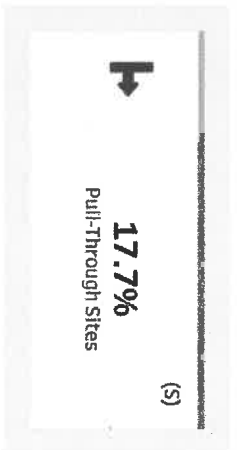
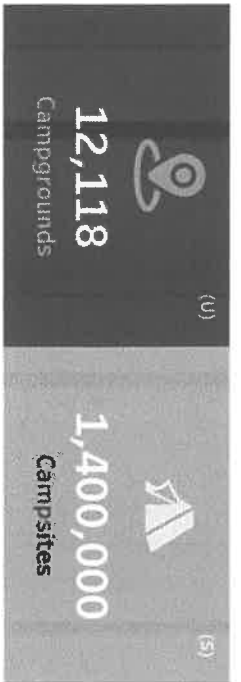


29%
Cabin/Yurt




6%
Other






(U) = Universe, (S) = Sample



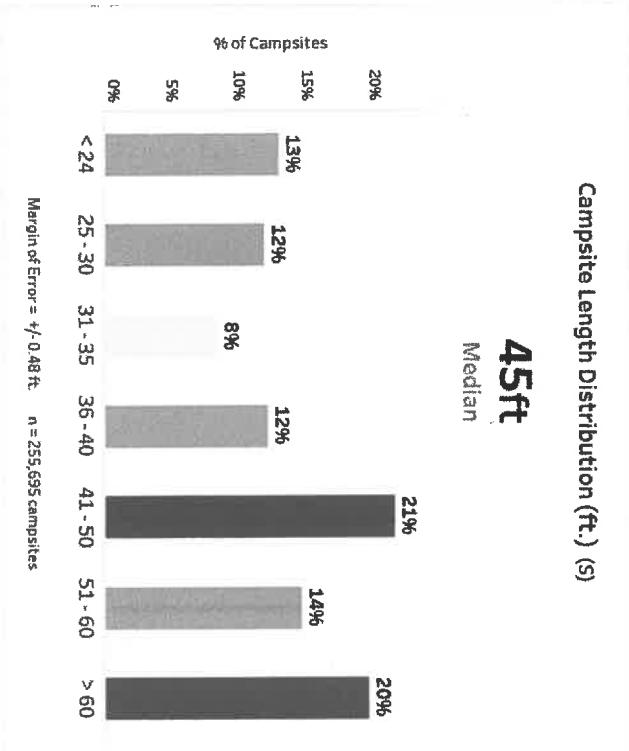
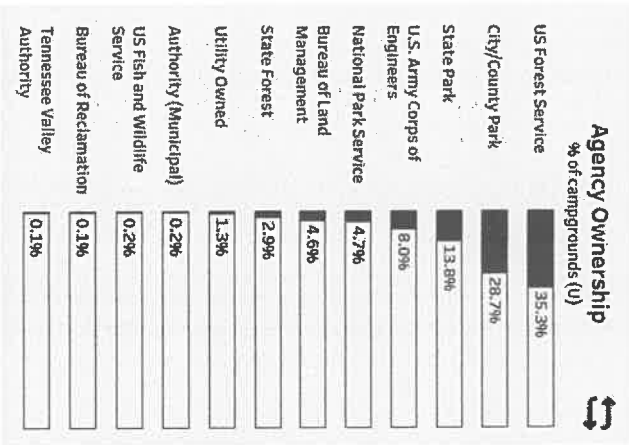
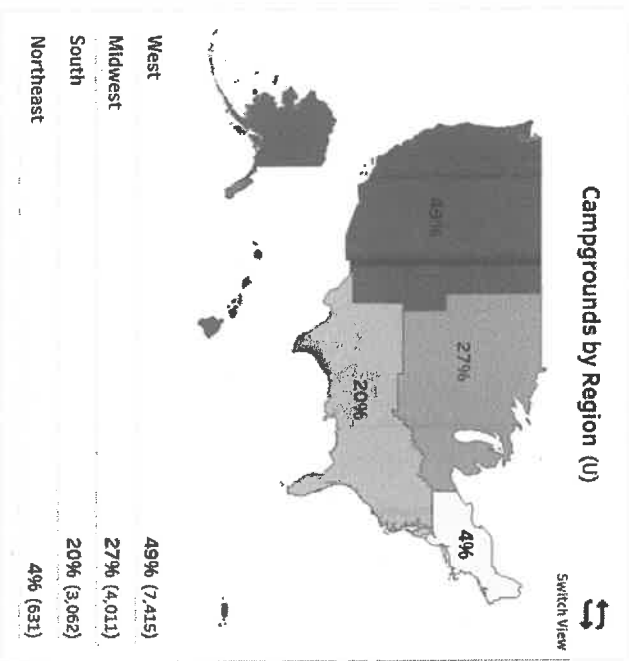
15,119
Campgrounds



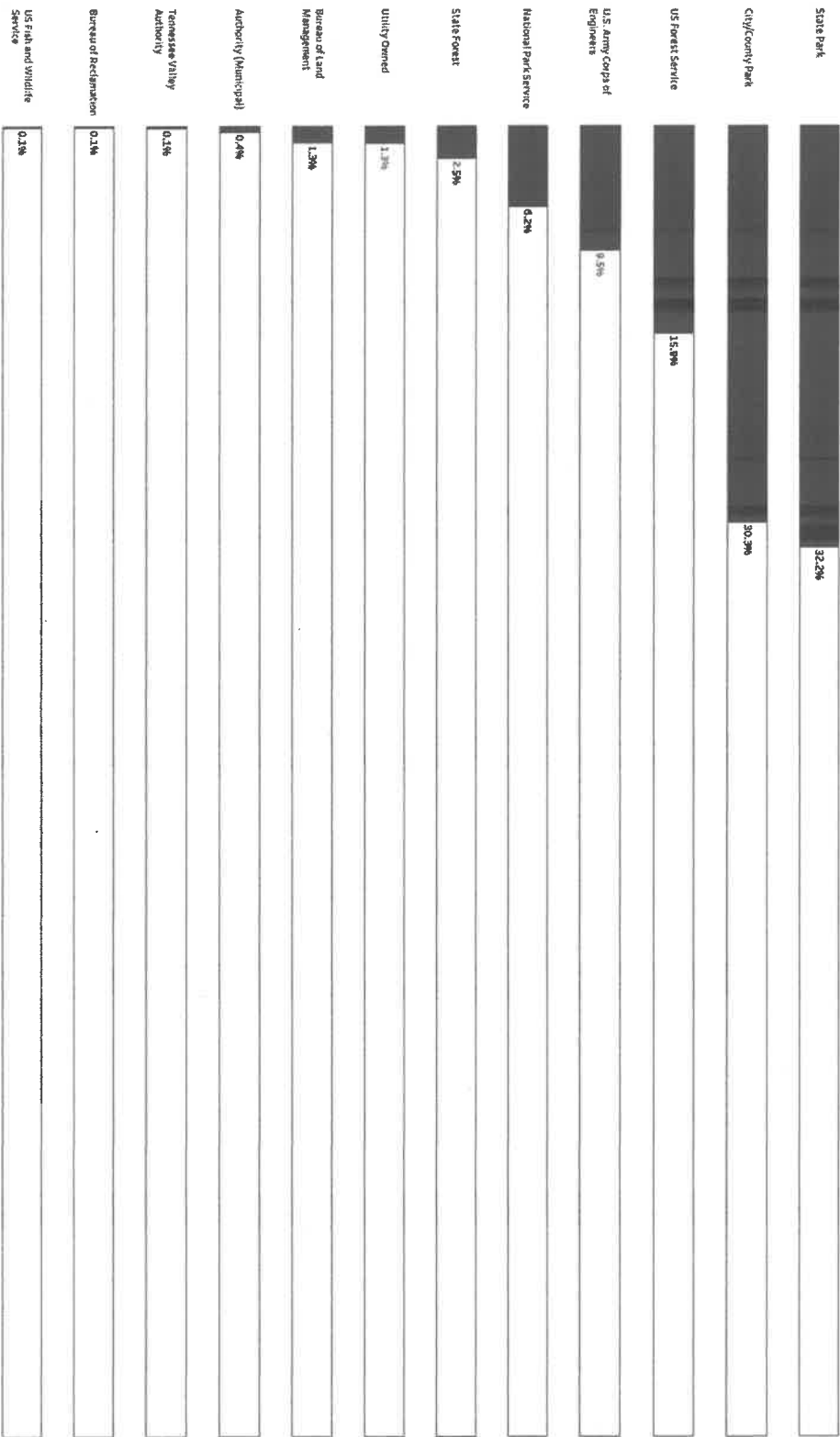
607,014
Campsites

Supported Campsite Types (S)
% of campgrounds that have evidence of each campsite type

 92% Tent	 55% RV	 13% Cabin/Yurt	 20% Other
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Agency Ownership % of campsites



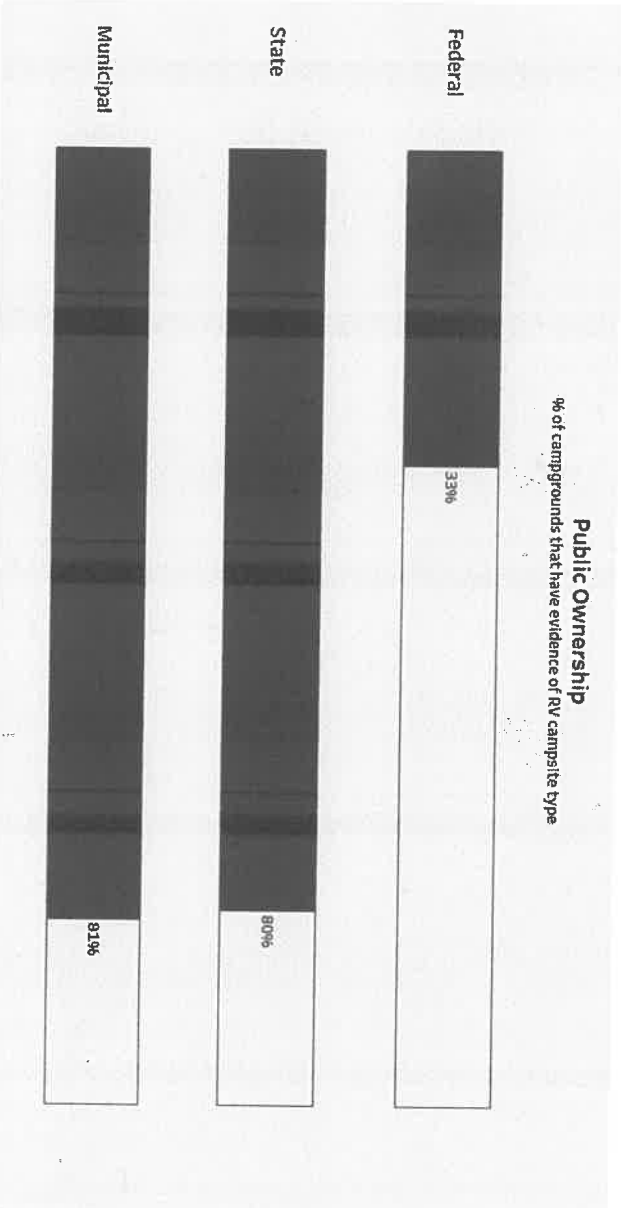
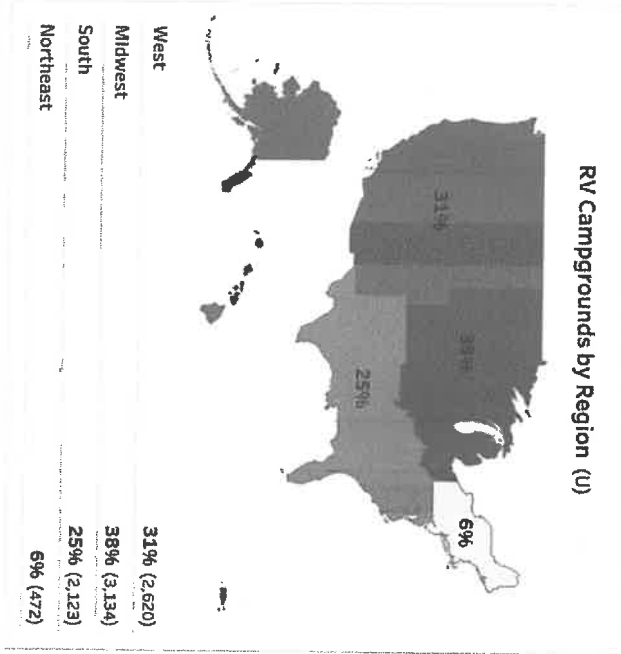
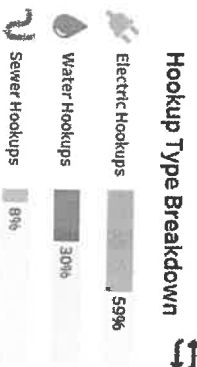
(U) = Universe, (S) = Sample



n = 238,992 campsites



Municipal data not included for RV hookups.





Farmington City Planning Commission Staff Report August 22, 2024

Item 3: An amendment to Chapter 11-2, DEFINITIONS of Title 11, ZONING REGULATIONS. The amendment is to include a new definition for 'Live / Work Residential' which is an existing use identified in creative zoning districts.

Public Hearing: Yes
Application No.: ZT-12-24
Applicant: Farmington City

Request: *Defining Live/Work Residential in the Farmington City Ordinances.*

Background

The city's mixed-use zoning districts currently include an allowed use called 'Live/Work Residential'. The city has even approved multiple projects yet to be constructed which include units with ground floor store/shop space. Buildings which include this type of space could be available for purchase or rent by early 2025.

Staff is looking to define what this means to prepare to manage and license the types of businesses that may fill these spaces.

Suggested Motion

Move the Planning Commission recommend that the City Council approve the proposed changes to Title Chapter 11-2

Findings:

1. The proposed changes provide clarity to an already allowed use which has not yet been defined.

Supplemental Information:

Proposed definition and additional text for the zoning ordinance.

Example Live/Work Unit

Proposed Definition / Additional Text:

11-2-020: DEFINITIONS OF WORDS AND TERMS:

LIVE / WORK RESIDENTIAL: A dwelling unit which combines residential and non-residential uses allowed in the underlying zone where the proprietor of the business is also the resident of the same dwelling unit. The non-residential use of the dwelling unit may be licensed as either a Home Occupation which complies with the standards of Chapter 11-35 or a commercial business if the impact exceeds the standards for a home occupation including use of larger signs as allowed in the zone or holding open office or store hours rather than accepting customers by appointment only.

Example Unit:



Part of the Segó Townhomes at Farmington Station Subdivision on Burke Lane.



Farmington City

Planning Commission Staff Report

August 22, 2024

Item 4: An amendment and additional text to Section 11-35-060: REVOCATION, of Chapter 11-35, HOME OCCUPATION. The proposed text amendment is to clarify which body has the authority to revoke a home occupation business license.

Public Hearing: Yes
Application No.: ZT-13-24
Applicant: Farmington City

Request: *Updating who has the authority to revoke a home occupation business license.*

Background

About 3 years ago the moved away from a Board of Adjustment and established an ordinance that allowed for the use of an Administrative Hearing Officer who would handle most appeals, variances, and quasi-judicial type decisions. Not long after being hired to work for Farmington City, the City Attorney worked on an ordinance which updated a long-standing process for how appeals would be handled in large part to keep legislative matters in the hands of the city council while shifting other administrative type acts to other bodies who are more appropriate to handle them.

In updating this process, the Home Occupation Chapter was also updated to indicate that a person who was denied a home occupation business license could appeal that decision to the Administrative Hearing Officer as the land use appeal authority rather than the city council as it had previously been identified. Recently our office found that while the appeals process had been updated, it would be appropriate to update the revocation process in a similar fashion. The feeling of staff is that whichever body (staff or the Planning Commission) approved the home occupation would have the ability to revoke that license if they find that the business operations are not following the required standards and/or conditions imposed on them. Persons who which to appeal the decision of staff or the PC regarding revocation would then make application to the Administrative Hearing Officer.

Suggested Motion

Move the Planning Commission recommend that the City Council approve the proposed changes to Chapter 11-35

Findings:

1. The proposed changes provide clarity to an already allowed use which has not yet been defined.

Supplemental Information:

- Proposed text change.

Proposed Text Change:

11-35-060: REVOCATION:

Violation of, or failure to comply with, the requirements of this chapter may result in revocation ~~by the Farmington City Council~~ of the home occupation business license by the body which originally approved the home occupation. Any activity presenting an immediate threat to the health, safety and welfare of the neighboring residents may be ordered terminated immediately by the Mayor under the powers given him to act in an emergency.

**FARMINGTON CITY
PLANNING COMMISSION**

August 08, 2024

WORK SESSION: Present: Chair John David Mortensen; Vice Chair Frank Adams; Commissioners Tyler Turner, Kristen Sherlock, George "Tony" Kalakis, and Spencer Klein. *Staff:* Assistant Director/City Planner Lyle Gibson & City Planner/GIS Specialist Shannon Hansell. **Excused:** Commissioners Samuel Barlow, Joey Hansen & Alternate Commissioner Brian Shepard. Community Development Director David Petersen and Planning Secretary Carly Rowe.

6:45 Work Session: City Planner **Shannon Hansell** explained the regular agenda item; the applicant is hoping to be able to expand their driveway to a 50' total width (aiming higher just in case). Planning Director/City Planner **Lyle Gibson** explained that there are other wide driveways in the area as well. He said that some may or may not have the full curb cut but the driveways themselves are large. **Hansell** explained the code which allows for more garage/driveway space per so much acreage/frontage. Gibson said that they are not concerned about traffic but wants the planning commission to verify if the request is appropriate for the property. Commissioners asked if the applicant has considered doing a circular drive onto Miller Way.

Gibson "teased" items that are coming for future meetings. **Hansell** showed the drone footage from Maker Way & Innovator, they are done but just being asphalted. They are hoping everything is finished at the end of 2025 for the 950 / Shepard Lane interchange with the pedestrian bridges being completed at the beginning of 2026. STACK has indicated that retailers are starting to reach out with interest and are hoping to start construction in 2025 to be open in 2026 when the interchange opens. STACK will be on a future meeting. Innovator will likely open once traffic infrastructure is installed. CW Homes update: they have proposed a few items near West Davis and Buffalo Ranch, however there has been no official application submitted to the City. It was suggested that they hold a neighborhood meeting with the surrounding residents before submitting. We understand that it did happen, however; City staff did not attend as there is no formal application.

Kristen Sherlock suggested for future developers that she is interested in seeing more patio homes for older residents who need to downsize and/or move to single-level homes.

REGULAR SESSION: Present: Chair John David Mortensen; Vice Chair Frank Adams; Commissioners Tyler Turner, Kristen Sherlock, George "Tony" Kalakis, and Spencer Klein. *Staff:* Assistant Director/City Planner Lyle Gibson & City Planner/GIS Specialist Shannon Hansell. **Excused:** Commissioners Samuel Barlow, Joey Hansen & Alternate Commissioner Brian Shepard. Community Development Director David Petersen and Planning Secretary Carly Rowe.

Chair **John David Mortensen** opened the meeting at 7:02 pm.

SPECIAL EXCEPTION APPLICATION

Item #1 Stanley and Melanie Holbrook – Applicant is requesting consideration of a special exception approval for a driveway width extension from 30 feet (allowed) to 50 feet, for the property located at 432 Miller Way, in the AE (Agricultural Estates) zone.

City Planner **Shannon Hansell** presented this item. The applicant is requesting a special exception to exceed the maximum driveway width of 30 feet for three properly designated parking spaces as required by 11-32-060 A1. The applicant wishes to add an additional 20 feet to the driveway, thereby creating a driveway that is approximately 50 feet wide at the curb cut. Their request is driven by wanting access to their backyard, the length of the driveway and access for additional drivers.

In considering the Special Exception, FCC 11-3-045 E identifies the standards of review:

11-3-045 E. Approval Standards: The following standards shall apply to the approval of a special exception:

1. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of the special exception, upon the City as a whole, or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this title. Such conditions shall be expressly set forth in the motion authorizing the special exception.

2. The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:

- a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
- b. Will not create unreasonable traffic hazards;
- c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

Stanley Holbrook (property owner) indicated that the project started as they wanted a covered patio and the project became bigger, with them expanding concrete work. **Holbrook** also indicated that his neighbors have a little extra

room to expand their driveway width but with them being on a corner and having a side-loading garage, it doesn't give them much options or length in driveway to have more parking. Also indicated that they have children who are driving soon and will need the extra space particularly for winter parking where no cars are to be parked on the streets.

Sherlock and **Mortensen** said they both understand and appreciate the property owners going about this the correct way.

Chairman **John David Mortensen** opened and closed the public hearing at 7:07 PM due to no comments received.

MOTION

Tyler Turner made a motion to move that the Planning Commission approve the special exception for an additional 20 feet for the driveway at 432 W Miller Way, subject to all applicable Farmington City development standards and ordinances.

Findings:

1. Because of its position further than 30 feet from the nearest intersection, it is reasonable to assume that the widened driveway will not be detrimental to the health, safety or general welfare of persons residing or working the vicinity, or injurious to property or improvements in vicinity.
2. The property is of sufficient size to accommodate the special exception

Supplemental Information

1. Vicinity Map
2. Site plan
3. Information from applicant

Kristen Sherlock seconded the motion, which was unanimously approved.

Chair John David Mortensen	X Aye ____Nay
Vice Chair Frank Adams	X Aye ____Nay
Commissioner George Kalakis	X Aye ____Nay
Commissioner Tyler Turner	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Kristen Sherlock	X Aye ____Nay

OTHER BUSINESS

Item #2 – Miscellaneous, correspondence, etc.

a) **Planning Commission minutes from July 11, 2024:** **Frank Adams** made a motion to approve the minutes from the date above; **George Kalakis** seconded the motion, which was unanimously approved.

Chair John David Mortensen	X Aye ____Nay
Vice Chair Frank Adams	X Aye ____Nay
Commissioner George Kalakis	X Aye ____Nay
Commissioner Tyler Turner	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Kristen Sherlock	X Aye ____Nay

b) **City Council Report from July 16th & August 06th, 2024.** **Gibson** said the Commission recommended a few zone text amendments such as DADU and Metes & Bounds and those were formally approved by the Council. Council meets next on August 20th, there will be no items due to the meeting being the Truth in Taxation meeting. The new City Park is going to be on hold for a moment due to costs. **Gibson** also said that we will meet at 6 pm next meeting for training and the work session.

ADJOURNMENT

Tyler Turner motioned to adjourn at 7:13 pm.

Chair John David Mortensen	X Aye ____Nay
Vice Chair Frank Adams	X Aye ____Nay
Commissioner George Kalakis	X Aye ____Nay
Commissioner Tyler Turner	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Kristen Sherlock	X Aye ____Nay

John David Mortensen, Chair



160 SOUTH MAIN
FARMINGTON, UT 84025
FARMINGTON.UTAH.GOV

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, August 20, 2024**, at City Hall 160 South Main, Farmington, Utah at **7:00 pm**.in the Council Chambers. The link to listen to the meeting live and to comment electronically can be found on the Farmington City website www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so to dcarlile@farmington.utah.gov

CALL TO ORDER:

- Invocation – Brigham Mellor, City Manager
- Pledge of Allegiance – Melissa Layton, Councilmember

PUBLIC HEARING:

- Property tax increase for FY25, truth-in taxation (TNT)

ADJOURN

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on August 15, 2024

/s/ DeAnn Carlile