Planning & Zoning Committee Special Meeting  
May 3, 2011  
4:30 P.M.  
Meeting Room #1 - Columbia County Administration Building

Present: Debra L. Healy Wopat, Fred Teitgen, Doug Richmond, Harlan Baumgartner, Mike Weyh  
Staff: John Bluemke, Susan Runnion

Chair Doug Richmond called the meeting to order at 4:30 pm.

Mr. Bluemke explains that discussions have taken place with campground operators, but they still have concerns. This meeting is not a Public Hearing, but rather an open discussion requested by the campground operators. Mr. Bluemke reiterates that if conditions exist today, they would remain unchanged.

**Proposed Columbia County Zoning Ordinance**  
Subchapter 16-125-110

A.3 **A preexisting camping unit that exceeds 400 square feet that is identified in the initial plan shall be considered a legal nonconforming structure.**

Chair Doug Richmond asks what the State Statute requires and how do we make our ordinance current.

Campground operators feel the issue is with yurts and tipi’s. They are defined as a camping unit and should be exempt from the square footage limitation.

Chair Doug Richmond asks if we allow larger, doesn’t State code trump our ordinance?

Mr. Bluemke states that it does along with the Shoreland and Floodplain ordinances. Both are less than 400 sq. ft. The State doesn’t define “camping unit” and issues licenses for structures in a different manner.

H. **Maximum gross density shall be eight individual camp sites or camping units per acre of active camping area. Active camping area consists of camp sites and land supporting the camp sites including access roads, recreational facilities, and other permanent campground infrastructure. No more than 10 percent of the area used in the calculation of maximum density shall include navigable water, wetlands or woodlands in which there are no camp sites or units.**

Ms. Healy Wopat inquires as to why we are tracking the area?

Mr. Bluemke explains that the State allows 20 campsites per acre.
Amend as follows:

Maximum gross density shall be eight individual camp sites or camping units per acre of active camping area, unless modified by a conditional use permit. Active camping area consists of camp sites and land supporting the camp sites including access roads, recreational facilities, and other permanent campground infrastructure. No more than 10 percent of the area used in the calculation of maximum density shall include navigable water, wetlands, or woodlands in which there are no camp sites or units.

I. Individual camp sites shall be at least 1,200 square feet in area and camp sites created after (insert effective date of new County Zoning Code) shall mark the corners of said sites with permanent stakes. Each camp site shall be clearly marked with an alpha or numeric symbol on a sign which is clearly visible from an access road. Annually a map shall be available to the campground occupants and the County indicating active camping area and the layout of the camp sites and their location in that area.

Campground operators feel that marking corners of sites with stakes creates a safety issue for customers and a liability issue for the owners of the campgrounds. Also creates obstacles for those mowing the grounds.

Mr. Bluemke explains that this would be for new sites only.

Ms. Healy Wopat suggests eliminating the requirement.

Mr. Bluemke will review the item in further detail.

J. There shall be a minimum separation of 10 feet between camping units. Any accessory structure on the campsite, such as but not limited to, a deck, porch, awning, or storage structure shall be considered part of the camping unit for purposes of this separation requirement. The total footprint of these accessory structures shall not exceed 200 square feet. Any pre-existing camping unit that does not meet these standards shall be considered a legal nonconforming structure.

Campground operators explain that the average dimensions of a camper.

Mr. Weyh asks why we care about the size of a deck?

Mr. Bluemke explains that other structures like enclosed porches are also constructed.

Ms. Healy Wopat suggests changing the “not to exceed” square footage to 400 feet.

Amend as follows:

There shall be a minimum separation of 10 feet between camping units. Any accessory structure on the campsite, such as but not limited to, a deck, porch, awning, or storage structure shall be considered part of the camping unit for purposes of this separation requirement. The total footprint of these accessory structures shall
not exceed 400 square feet. Any pre-existing camping unit that meet this standard shall be considered a legal nonconforming structure.

M. Each campground may, for only those persons camping on site or otherwise paying for the use of the campground, provide for purchases of sundry supplies, cooked meals, and drinks including alcoholic beverages, if so licensed by the town.

Mr. Bluemke explains that if a campground is serving the public it should be in a Commercial District.

Chair Doug Richmond feels that enforcement of rule would be difficult.

Amend as follows:

Each campground may, for only those persons camping on site, registered as guests or visitors or persons making a bonafide visit to check out the campground, or otherwise paying for the use of the campground, provide for purchases of sundry supplies, cooked meals, and drinks including alcoholic beverages, if so licensed by the town.

Meeting Adjourned 5:00 pm by Mr. Teitgen

Recorded by
Susan Runnion -- Office Administrator

[Signature]

Secretary