

campsite with cleanouts at each connection. And while these sites are generally labeled as camping sites, we note that basic recreational vehicle sites include utility hookups and clean outs, and are usually at least 25 feet wide and about 27-35 feet long so that recreational vehicles can easily fit in them. These features are typical for recreational vehicles – which include but are not limited to self-propelled or tow pop-up trailers, motor homes, travel trailers, and camping trailers. In this regard, the proposed project is positioned to encourage the parking of a variety of recreational vehicles. We also note that Sheet 35 of the major site plan describes the campground’s proposed signage – there are no signs or other indications that recreational vehicles would be prohibited.

Since the proposed project is positioned to attract recreational vehicles and the County’s definition of campground explicitly excludes the parking of recreational vehicles, the Applicant should be required to seek a conditional use permit.⁵ Conditional use permits may be approved by the Board of Supervisors only where the use is determined to not be detrimental to the character and development of the adjacent land and will be in harmony with the purpose and intent of the County’s zoning ordinance. And considering the features of this project and their potential impacts, the project should be examined by the County’s planning staff, planning commission, Board of Supervisors, as well as the community to ensure harmony with its neighbors.

Conclusion.

In closing, we respect the Applicant’s right to develop the Property for permitted uses under the County’s zoning ordinance. We are simply concerned that the current application is more intense than what is otherwise allowed as a permitted use. Given that this proposed project is positioned to attract a variety of campers – including those using recreational vehicles, we are of the opinion the current application exceeds the County’s current ordinance standards. Thus, we respectfully request that the aforesaid major site plan application be suspended until all details (current and future phasing) for the project can be confirmed or simply reject the application unless (i) it explicitly prohibits the parking of travel trailers, pop-up trailers, and other similar recreational vehicles on the property, or (ii) it receives a required conditional use permit to allow for the parking of recreational vehicles on the Property.

We appreciate your time and attention to this letter. Thank you and please contact me with any questions.

⁵ County Zoning Ordinance Section 28-37: If a use is not specifically permitted, an application may be made by a property owner to the County for such use as a conditional use.