

MEMO

January 10, 2023

To: Craig City Council

From: Marlin Eckhoff, Building Official *M.E.*

Subject: Tunatua RV Park Site Plan

BACKGROUND / DISCUSSION

Brian Henrie has submitted an application for a new RV Park at the northeast corner of Wickes Ave and Crescent Dr. aka Rutgers Business Park Lots 1-6 1st Addition. *(See Tunatua sat image)*. They are proposing to build the park in two phases. They would like to construct the entire park at one time, however, based on a traffic study, CDOT has limited the amount of traffic we can add to the Ridgeview area without substantial ROW improvements to HWY 40. So, we are using a 20% rule that is in CDOT'S regulations to allow phase I to be built. The City is looking into ways of making road improvements to allow for future development in that area.

Phase I of the park will consist of the following:

1. 60 RV spaces
2. 12 Tiny Home spaces (For 30 day stays or less).
3. 5,490 sq. ft. Welcome Center.
4. Patio with pool.
5. 3 bath/shower houses.
6. Playground and dog park.

The following is an outline of the Land Use Code requirements for an RV Park:

Zoning:

This property is zoned Community Commercial (C-2), which allows RV Parks as a principal use.

Setbacks:	Required	Proposed
Front:	25'	28'
West side:	25'	28'
East side:	15' When abutting non-residential zone	30' to 50' abutting residential zone
Rear:	50'	180'+ For phase I

Site Pads:

Each RV site must be a minimum of 1,500 sq. ft. and 25' wide, with a minimum parking pad length of 35'. The proposed sites exceed these dimensions by being 30' x 75' for a total of 2,250 sq. ft. with a parking pad length of anywhere from 55' to 75'. Approximately 14 of the sites will be even larger for larger vehicles. The entire pull through site will be paved to accommodate for the RV and the required one additional parking space per site.

Roads:

Roads are required to be paved, with a minimum width of 20' for one-way roads, and a minimum width of 28' for two-way roads. All interior roads will be paved, one-way roads will be 20' wide, while two-way roads will only be 26' wide. This is two feet narrower than our adopted standards, however, at our April P&Z meeting Brian Henrie discussed with the Commission the possibility of slightly narrower roads. At that time, the acting Commissioners felt that this would be a reasonable approach to the road design since all roads are being paved. This only effects the one two-way road along the south side along Crescent Dr, all other roads are 20' one-way roads that meet our minimum requirements. We can discuss this in more detail at the meeting if necessary.

Landscaping:

Based on the requirements for the C-2 zone and the size of the lot, this site would be required to have a minimum of 38,400 sq. ft. of irrigated landscaping with 77 trees and 114 shrubs. The proposed plan has approximately 149,000 sq. ft. of grass with 127 trees and 191 shrubs.

All trees meet or exceed the requirements for size. All deciduous and ornamental trees are 2" caliper, and evergreens are 7' to 9' tall. The required number of shrubs are 5 gallon.

Note: One additional RV Park requirement is that landscaping must mitigate the visual impact of the park to the surrounding area. In my opinion, this has been achieved by locating a large portion of the landscaping along the perimeter of the park. This also is an alternative to having a perimeter fence.

Sidewalks:

They are proposing an 8' ADA sidewalk along Crescent Dr. and Wickes Ave. There are also internal sidewalks around the common area within the park.

Parking:

In addition to the one extra off-street parking space at each RV site, 1/2 of an off-street parking space per site must be included in the park. This would require 36 spaces, the site plan proposes 44 off-street spaces for phase I, which exceeds the minimum.

Restroom facilities:

Our code requires the following amount of fixtures based on 61-80 Campsites:

	Required	Proposed
Toilets/urinals:	10	17
Lavatories:	8	17
Showers:	8	15

Note: Approximately 50% will be men's, and 50% women's.

Refuse disposal:

They will have a main dumpster enclosure near the exit of the park, along with separate trash cans at each building. They are also proposing a smaller dumpster at the restroom located on the northwest portion of phase one.

Water & sewer:

The park will be connected to the cities water and sewer infrastructure. The private lines within the park will be required to meet all local and state requirements for both potable water and wastewater. Including fire hydrants within 600' of any campsite.

Fire Department Approval:

I have met with the Fire Chief Chris Mercer to review the plans. We considered the location and the water pressure of the fire hydrants, along with the design of the main access. Chris was fine with these details, however, he would like to see a second emergency access off Wickes Ave. He said this would not be mandatory, but would be recommended. I spoke with Brian Henrie about possibly adding an emergency access on the northwest portion of phase I. He said that that would not be a problem and that they would be glad to include that. We discussed just a short gravel road with a chained barricade that would prevent anyone else from using the access, but would allow emergency responders access if necessary.

I have included the following items for your review:

1. Tunatua sat image, with the proposed site outlined in red.
2. Architectural and floor plan renderings of the welcome center and restrooms.
3. 4 page basic site plan.
4. A link to the entire plan submittal, which includes civil drawings.
5. A copy of our RV Park Land Use Code Requirements.

PLANNING COMMISSION RECOMMENDATION

This site plan was presented to P&Z on our December 19th 2022 meeting.

The Commission unanimously voted to recommend to Council to approve the site plan as presented. (See attached P&Z minutes for discussion details).

COMMUNITY DEVELOPMENT RECOMMENDATION:

I would recommend to council to approve this site plan on the condition that a second emergency fire access is installed off Wickes Ave prior to completion of phase I of the development.