

## PRESERVE BURNETT COUNTY

### ZONING AMENDMENTS – CAMPING / CAMPGROUNDS

Preserve Burnett County (“PBC”) is a group of citizens, invested in the quiet use and enjoyment of land within Burnett County and committed to ensuring Burnett County continues to be a beautiful place to live, work, raise a family and retire. PBC appreciates the consideration by the Burnett County in revising and updating its Zoning Code to protect private land owners against the threat of high-density camping and campgrounds and to reduce the frequency of highly-contentious public meetings, which have otherwise occurred regularly over the past several years.

To that end, PBC offers the following additional comments and amendments to the proposed Zoning Code revisions and the rationale supporting additional modification:

**1. Camping, in all forms - seasonal, temporary or rustic/primitive - should be eliminated as a conditional use in the RR-3 zoning district.**

**Rationale:** RR-1, RR-2 and RR-3 zoning is classified very similarly in the Zoning Code. The only distinction is lot size. The intention of the RR-3 district is to provide for large size lots to preserve the space characteristics of country living. The Permitted Uses in RR-1, RR-2 and RR-3 are all the same, and with the exception of mini-storage, the Conditional Uses are the same as well for all three districts. If the County Board is desirous of protecting the true residential character of all land zoned for residential-recreational use, camping within all residential-recreational districts should be prohibited.

**Required action:** Motion to remove RR-3 from the definition of Camping – seasonal, Camping – temporary and Camping – rustic / primitive and to add RR-3 to the zoning districts identified in Sec. 30-85 where Campgrounds are not allowed.

If the Land Use and Information Committee first moves to adopt the Zoning Code revisions, a Motion to Amend the primary motion will need to be made to remove RR-3 from the definition of Camping – seasonal, Camping – temporary and Camping – rustic / primitive and to add RR-3 to the zoning districts identified in Sec. 30-85 where Campgrounds are prohibited.

**2. A hard cap should be placed on the number of camping units conditionally permitted in the RR-RC zoning district. The hard cap should be no more than 50 units.**

**Rationale:** Failure to identify the total number of units available in the RR-RC zoning districts with a conditional use permit creates uncertainty and confusion for land owners and the Land Use and Information Committee. Given the district is “floating” and available for rezoning subject to consistency and compatibility the Town and County’s Comprehensive Land Use Plans, and approval by the Town Board where applicable, leaving open the possibility of massive campground operations does little to ease the concerns of residents and land owners who reside near parcels of ten acres or greater. Clarification and certainty must be included in the Zoning Code.

**Required action:** Motion to amend the definitions of Camping – seasonal, Camping – temporary and Camping – rustic / primitive to permit up to 50 units in the RR-RC zoning district with a conditional use permit.

If the Land Use and Information Committee first moves to adopt the Zoning Code revisions, a Motion to Amend the primary motion will need to be made to amend the definitions of Camping – seasonal, Camping – temporary and Camping – rustic / primitive to permit up to 50 units in the RR-RC zoning district with a conditional use permit.

- 3. In order for modern “camping units” to comply with the Burnett County Zoning Ordinance definition of camping as “temporary overnight lodging,” Chapter 30 must be updated to include a reasonable definition of seasonal / temporary / “mobile” camping. In short, “camping units” should not be permitted to remain in the same location for more than fourteen (14) days.**

**Rationale:** If the intention is to maintain the current definition of camping as temporary, overnight lodging, additional detail is required to memorialize this intent in the Zoning Code. A “remove when not occupied” standard is simply far too vague to provide any certainty that campers and trailers will be removed as contemplated by the Zoning Code. The County Board must support a standard which allows the visits of campers to be tracked and requires that campers and trailers be removed by a date certain. Without such specific detail, the temporary nature of the proposed changes will be wholly unenforceable.

**Required action:** Motion to amend the definitions of “Camping” and “Temporary living quarters” to state:

“Camping – temporary means to place, position, or park a privately owned camping unit for fourteen (14) or fewer consecutive days.”

“Temporary living quarters means for seasonal or temporary use in a single location of not more than fourteen (14) consecutive days.”

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