



RECREATIONAL ADVENTURES CO.

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LF061108-17

May 13, 2008

Mr. Gary Brown, Member
Rapid City Planning Commission
4825 Enchanted Pines Drive
Rapid City, SD 57701

Dear Mr. Brown,

In anticipation of the annexation of our property, the Rapid City KOA, into the City of Rapid City, I have reviewed the existing city ordinance pertaining to campgrounds. The code contains some references and standards which do not reflect current campground standards and could negatively affect our ability to meet our guests' expectations and which would place our facility into a con-compliant status unless the ordinance is modernized.

For example, virtually all modern campgrounds include some form of camping cabins for guests who wish to camp but don't own a camper or don't have a big enough vehicle to pull one. The cabins are especially attractive to single parents, motorcycle enthusiasts, and retirees. Current city ordinance and policy do not allow the cabins (they are not contemplated in the Uniform Building Code). We have 17 of the cabins at the campground and may need more in the current gas price predicament.

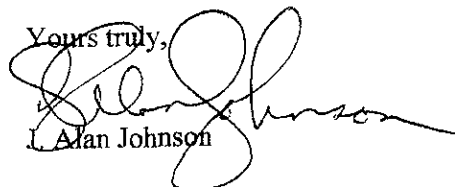
Seldom do campgrounds provide sidewalks because traffic is light and speed is slow. To provide space for a sidewalk would require the elimination of a significant number of sites, throwing financial viability into question. Even when sidewalks are provided, guests usually prefer to stroll along the roadways inside the park.

Finally, the ratio of toilets, lavs, and showers is archaic because modern campgrounds use a unisex shower design so either sex has access to a private stall, more efficiently using the facilities. Also, full hookup sites do not use campground facilities to the extent that dependant sites do.

It would be good for the commission to reconsider the ban on campfires, since fire danger on campgrounds is so slight (virtually every site has a firebreak around it and a readily accessible water source) and because campfires are such an integral part of the camping experience. In our many years of operating at the site, we have not had a complaint from neighbors about smoke from campfires.

I hope you will consider sponsoring these code amendments to help keep Rapid City in the vanguard of visitor facilities.

Yours truly,



J. Alan Johnson

PROPOSED REVISIONS

CHAPTER 12.44: TRAVEL PARKS

RAPID CITY, SD CODE OF ORDINANCES

12.44.010 Definitions

B. Recreational Housing. Includes travel trailers, ~~park model trailers, camping cabins,~~ pick-up coaches or campers, motorhomes, camping trailers, tents, and similar forms of ~~readily portable~~ housing or shelter used for recreational purposes. An individual unit of the kind described herein shall hereafter be referred to as a unit.

12.44.140 Pedestrian walkways

~~Streets serving less than 25 spaces may be used as part of the pedestrian circulation system. Elsewhere, if the relation of space locations to facilities within the campground necessitates such, pedestrian ways shall be provided, preferably as part of a common open space system away from streets, but otherwise as sidewalks, according to minimum city code requirements.~~ Access for pedestrians entering or leaving a travel park shall be by safe and convenient routes. The access need not be adjacent to or in the vicinity of vehicular access points. Where there are crossings of roads for pedestrians at the edge of the travel park, they shall be safely located, marked and controlled where necessary. Adequate provision shall be made for mutual visibility of drivers and persons crossing at such points.

12.44.220 Toilet, washroom, bathing facilities.

- A. A travel park containing one hundred spaces or less shall provide toilet, washroom, and bathing facilities of the following minimums:
- a. Men: 4 men's showers or 3 unisex showers, 2 water closets, 2 urinals, 4 lavatories
 - b. Women: 4 women's showers or 3 unisex showers, 4 water closets, 4 lavatories
- B. The same ratio shall apply for additional dependant sites and half of the facilities shall be required for additional self-contained sites. All such facilities shall be constructed and installed pursuant to city's Building Code and state Plumbing Codes.