



MEMO

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf,
Zoning Administrator

DATE: May 13, 2013

SUBJECT: **Unified Development Code Amendment; Section 15-02-004(B)9**
Trailer and Recreational Vehicle Parking

P13-001

Background

An application filed by the Town of Payson to amend the Unified Development Code (UDC) provisions pertaining to the parking of trailers or Recreational Vehicles (RV's) on residential lots and rights-of-way. At the March 7, 2013 Payson Town Council meeting the Council directed staff to work with the Planning and Zoning Commission to evaluate and explore options for potential amendments to the Unified Development Code provisions pertaining to trailers and RV parking. The Planning Commission held a public hearing and began discussions on this request on April 15, 2013.

Analysis

Recent code enforcement efforts have caused some residents to question the reason for current regulations pertaining to trailer and RV parking. In addition, there are multiple recreational vehicles and trailers throughout the Town presently parked or stored in violation of the Unified Development Code. A review of the current code was viewed favorably by the Council in an attempt to determine whether the current provisions need to be modified. Considerations raised by residents, the Planning Commission, and staff have been incorporated into the proposed amendments to the parking of RVs and trailers in Residential districts and are reflected in Exhibit B attached to this memo.

Motion

If the Commission is satisfied with the proposed amendments, a possible motion would be;

“I move the Planning and Zoning Commission recommend to the Town Council approval of P13-001, an application to amend the Unified Development Code provisions pertaining to the parking of recreational vehicles and trailers in conjunction with residential uses as recommended by staff in Exhibit B.”

Attachment(s): Exhibit A - Current trailer and RV parking provisions
Exhibit B – Proposed trailer and RV parking provisions

Exhibit A

15-02-003(A)

B. Residential District Stipulations and Provisions:

9. Trailers or recreational vehicles shall not be used as a permanent dwelling on any residential or commercial lot, and shall not be connected to a sewer system other than in an approved trailer park, except as otherwise provided in this Code. Trailers, including travel trailers, and recreational vehicles shall be parked only in the residential yard and not on any street. Trailers or recreational vehicles shall not be used for storage purposes or as an accessory building.

15-11 Definitions

RIGHT OF WAY:

A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and is intended to be used as a roadway, crosswalk, railroad, electric transmission lines or other utility.

STREET:

Any street, avenue, boulevard, road, lane, parkway, place, viaduct, easement for access or other way that is an existing state, county, or municipal roadway; or a street or way shown in a plat approved pursuant to law or approved by official action; or, a street or way in a plat duly filed and recorded in the county recorder's office. A street includes the land between the right-of-way lines whether improved or unimproved and may comprise pavement, shoulders, curbs, gutters, sidewalks, parking areas, and lawns.

Exhibit B

B. Residential District Stipulations and Provisions:

9. Trailers and Recreational Vehicles.

a. Trailers and Recreational Vehicles shall not be used as permanent dwellings and shall not be connected to a sewer system other than in an approved Manufactured Home Park.

b. Trailers or Recreational Vehicles shall not be used for storage purposes or as an accessory building.

c. Trailers and Recreational Vehicles shall not be parked on any Town Street or Right of Way except as provided in subsection (d) and (e) below.

d. Property owners and lessees may park one non commercial trailer, Recreational Vehicle, or commercial trailer not exceeding ___ feet in length, per parcel, in the unimproved portion of the right of way immediately adjacent to their property subject to the following:

(1) Parking is prohibited within 35 feet of an intersection;

(2) Parking must be at least 3 feet behind any right of way improvements;

(3) Parking must be at least ____ from any parcel owned by someone other than the property owner or lessee;

(4) Parking is prohibited when it creates a traffic hazard.

(5) Any trailer or Recreational Vehicle parked in the unimproved portion of the right of way may be removed by the Town or other utility when necessary to install, improve, repair, or remove public utilities in the right of way. Except in cases of emergency, the Town utility shall provide 5 working days notice requesting the owner to remove the trailer or Recreational Vehicle.

(6) The Public Works Director may temporarily prohibit parking in specific portions of the unimproved right of way. The Public Works Director, upon confirmation of the Town Manager, may permanently prohibit parking in specific portions of the unimproved right of way.

(7) A right of way permit must be obtained if a homeowner desires to make any modification, excavation or other improvement or modifications in the the right of way.

e. Recreational Vehicles may be temporary parked in the improved portion of the right of way for temporary loading and unloading subject to the following:

(1) Temporary parking shall not exceed 24 consecutive hours nor more than 48 hours in any calendar month.

Alternative (1) Temporary parking is prohibited between 10:00 pm and 7:00 am.

(2) Temporary parking is prohibited in a no parking zone or if it creates a traffic hazard including, but not limited to impairing the sight triangles at intersections or not allowing vehicles to safely pass on the street.

RECREATIONAL VEHICLE: A vehicle primarily designed as temporary living quarters, recreation, camping or travel use, which either:

a. contains its own motor as in the case of motor homes;

b. is drawn by another vehicle as in the case of trailers; or

c. is mounted on another vehicle as in the case of truck campers.