



**MEMO**

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf,  
Planning & Development Director

DATE: September 21, 2015

SUBJECT: Amendment to Unified Development Code (UDC) §154-02-004, Residential  
District Uses relating to the use of RVs as temporary dwellings **P15-007**

The attached Exhibit A.1 provides the proposed updated standards to allow recreational vehicles to be utilized for temporary dwelling purposes on residential lots. Provisions in bold text were added or amended following the August 3, 2015 public hearing.

The staff memo from August 3, 2015 and background information concerning this request is also attached for reference.

## **EXHIBIT A.1**

*§ 154-02-004 RESIDENTIAL DISTRICTS.*

*(B) Residential district stipulations and provisions.*

*(9) Trailers or recreational vehicles.*

(a) Recreational vehicles and trailers may be parked on private property subject to the provisions below:

1. Recreational vehicles shall not be used as permanent dwellings;
2. Recreational vehicles shall not be connected to a sewer system other than in an approved manufactured home park
3. Recreational vehicles and/or trailers shall not be used for storage purposes or as an accessory building.

(b) Trailers and recreational vehicles shall not be parked on any town street or right-of-way except as provided in divisions (c) and (d) below.

(c) Property owners and lessees may park one non-commercial trailer, recreational vehicle, or commercial trailer not exceeding 40 feet in length, per parcel, in the unimproved portion of the right-of-way between their property and the roadway improvements subject to the following:

1. Parking is prohibited within 35 feet of an intersection.
2. Parking must be at least three feet behind any right-of-way improvements.
3. Parking must be at least five feet from a 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 five 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 in the right-of-way.

(d) 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.

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

(10) A travel trailer, or manufactured home may be used on construction sites for temporary residence and/or storage of materials; provided that such use is only for the duration of the construction at the site, not to exceed one year, and there are active permits for the construction.

**(11) One (1) recreational vehicle may be allowed on a property that has a primary single family residential use established for up to one 14-day period for visitation purposes subject to the provisions below:**

**(a) A Temporary Parking Pass shall be displayed on the RV.**

**(b) No more than one recreational vehicle parking pass and/or zoning permit shall be allowed at any one time.**

**(c) The use of a Temporary Parking Pass shall be limited to a maximum of 14 days per calendar year.**

**(d) Generator use is prohibited between the hours of 10:00 p.m. and 6:00 a.m.**

**(e) Recreational vehicles used for visitation purposes shall not be allowed within the front yard, unless the vehicle is located completely upon a paved driveway.**

**(12) One (1) recreational vehicle may be allowed on a property that has a primary single family residential use established for up to one 90-day period for visitation purposes subject to the provisions below:**

**(a) prior to the start of the 90-day period a zoning permit shall be obtained and approved by the Zoning Administrator or his/her designee;**

**(b) The recreational vehicle shall be located in the side yard or rear yard only;**

**(c) Utility connections shall be quick-connect/disconnect services only.**

**(d) The issuance of a zoning permit for the use of a recreational vehicle for visitation purposes shall not exceed 90 days per calendar year (76 days if a temporary parking pass has also been issued for the same property).**

**(e) Recreational vehicles used for visitation purposes shall not be allowed within the front yard.**

**(13) One (1) recreational vehicle may be placed on a single family residential property or upon a property utilized for single family dwelling purposes for the purpose of short-term occupancy of a health care provider or for short term lodging subject to the provisions below;**

*(a) prior to placement of the recreational vehicle a zoning permit must be completed and approved by the Zoning Administrator (or designee);*

*(b) The length of the permit shall not exceed one (1) year;*

*(c) Evidence of the need for a short-term care provider must be provided at time of application.*

*(d) Utility connections shall be quick-connect/disconnect services only.*

*(e) Generator use is prohibited between the hours of 10:00 p.m. and 6:00 a.m.*

*(f) Recreational vehicles used for health care provider purposes shall not be allowed within the front yard.*

*(14) Exceptions may be granted at the discretion of the Zoning Administrator for properties 2 acres in size or larger that would allow up to one additional recreational vehicle to be utilized concurrently with any Temporary Parking Pass, zoning permit, or health care provider lodging.*

#### **§ 154-11 Definitions**

*Quick connect/disconnect services - (Temporary water and power supply to) - The temporary supplying of power and/or water to a recreational vehicle via external sources. Quick-connect/disconnect services specifically preclude any type of connection to sanitary sewer or septic systems.*



MEMO

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf,  
Planning & Development Director

DATE: August 3, 2015

SUBJECT: Amendment to Unified Development Code (UDC) §154-02-004, Residential  
District Uses relating to the use of RVs as temporary dwellings **P15-007**

**Background**

The Town is considering provisions that would allow Recreational Vehicles to be utilized as temporary dwellings in conjunction with residential uses/residential zoning districts. The UDC currently prohibits the use of RVs for dwelling purposes unless they are located in an RV park or part of a limited number of spaces located within a Manufactured Home Park.

**Analysis**

The potential amendment would allow residents to host guests/family members on their property for short-term visits. It would also allow for caregivers to provide in-home care for patients, so that residents could remain in their homes and receive short-term health care assistance if medically necessary.

Following a survey of numerous other communities, we have found a number of similarities in how temporary RV living is regulated. Most jurisdictions require a permit. On the average a stay of 14 to 21 days is the maximum allowable length of stay for visitors. Staff's draft provides for anyone to stay in their RV as a guest of any single-family residence for a period of up to 14 days without a fee. For longer stays, it has been drafted to allow stays up to 90 days with a fee-based permit. No visits would be permitted beyond 90 days. A maximum of 90 days per calendar year is proposed as the limit for any property to be utilized for RV camping.

For palliative or respite care scenarios, a longer time is allowed with evidence of need. In these scenarios, staff suggests the same provisions that allow for RV use on the site of construction, which is up to one year. Some form of evidence of need shall be provided with the permit.

Utility connection guidelines varied, but were normally limited to “quick-connect” type services only. In Payson, the Northern Gila County Sanitary District, which treats the wastewater for the majority of our residential lots prohibits the connection of RVs to public sewer facilities. Therefore, staff has proposed a very specific definition for quick-connect services that would include electricity and water only.

The proposed amended § 154-02-004B.9 is attached hereto as Exhibit A. On July 20, 2015 a letter was sent to the homeowners associations within the Town that have registered their contact information with Community Development. Exhibit B is a copy of the letter along with the responses received as of July 28, 2015.

### **Staff Recommendation**

#### **Suggested Motion to recommend Approval:**

“I move the Planning & Zoning Commission recommend to the Town Council approval of P15-007 an amendment to the Residential district uses to allow RVs to be used for temporary dwellings as detailed in Exhibit A of this staff memo.”

#### **Attachments:**

Exhibit A - proposed revisions to UDC § 154-02-004B.9 and new definition  
Exhibit B - letter to HOA’s and related responses

**EXHIBIT A**

§ 154-02-004 RESIDENTIAL DISTRICTS.

(B) Residential district stipulations and provisions.

(9) Trailers or recreational vehicles.

(a) Recreational vehicles and trailers may be parked on private property subject to the provisions below:

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(c) Property owners and lessees may park one non-commercial trailer, recreational vehicle, or commercial trailer not exceeding 40 feet in length, per parcel, in the unimproved portion of the right-of-way between their property and the roadway improvements subject to the following:

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2. Parking must be at least three feet behind any right-of-way improvements.
3. Parking must be at least five feet from a 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 five 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 in the right-of-way.

(d) Recreational vehicles may be temporary parked in the improved portion of the right-of-way for temporary loading and unloading subject to the following:

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*(a) A Temporary Parking Pass shall be displayed on the RV.*

*(b) No more than one recreational vehicle parking pass and/or zoning permit shall be allowed at any one time.*

*(c) The use of a Temporary Parking Pass shall be limited to a maximum of 14 days per calendar year.*

*(12) One (1) recreational vehicle may be allowed on a property that has a primary single family residential use established for up to one 90-day period for visitation purposes subject to the provisions below:*

*(a) prior to the start of the 90-day period a zoning permit shall be obtained and approved by the Zoning Administrator or his/her designee;*

*(b) The recreational vehicle shall be located in the side yard or rear yard only;*

*(c) Utility connections shall be quick-connect/disconnect services only.*

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*(a) prior to placement of the recreational vehicle a zoning permit must be completed and approved by the Zoning Administrator (or designee);*

*(b) The length of the permit shall not to exceed one (1) year;*

*(c) Evidence of the need for a short-term care provider must be provided at time of application.*

*(d) No more than one recreational vehicle parking pass and/or zoning permit shall be allowed at any one time*

*(e) Utility connections shall be quick-connect/disconnect services only.*

## **§ 154-11 Definitions**

*Quick connect/disconnect services - (Temporary water and power supply to) - The temporary supplying of power and/or water to a recreational vehicle via external sources. Quick-connect/disconnect services specifically preclude any type of connection to sanitary sewer or septic systems.*

**EXHIBIT B**



Town of Payson  
Community Development Department  
303 North Beeline Highway  
Payson, AZ 85541  
Phone : 928-474-5242 • Fax : 928-472-7490 • TDD: 928-472-6449  
[www.paysonaz.gov](http://www.paysonaz.gov)

July 20, 2015

Dear Payson Area Homeowners Associations:

The Town of Payson is considering amendments to the zoning code provisions pertaining to the use of Recreational Vehicles (RV) on properties used for single family dwellings. Presently, RV's are allowed to be parked on properties, but are not allowed to be lived in for even temporary stays.

Based upon inquiries by citizens and following a review of other Arizona municipalities the Town will consider amendments that could allow the use of RV's for short-term lodging on properties either for guests or for temporary medically-necessary assistance for residents.

In an effort to gather input from the community on these potential changes, and to allow area homeowner associations to evaluate the impact of potential changes within their own neighborhood guidelines we are reaching out to you for your feedback.

The Town of Payson Planning & Zoning Commission will hold a public hearing concerning this matter at 3:00 p.m., August 3, 2015 in the Town Council Chambers. More detailed information, including a draft of potential changes, will be available on the Town of Payson website at: [www.paysonaz.gov](http://www.paysonaz.gov) no less than 48 hours prior to the public hearing. You may also contact the undersigned at your convenience for further information.

In closing, I thank you for your great stewardship of Payson's neighborhoods and look forward to hearing from you.

Sincerely,

Sheila DeSchaaf,  
Planning & Development Director  
(928) 474-5242 x 354  
[sdeschaaf@paysonaz.gov](mailto:sdeschaaf@paysonaz.gov)

**DeSchaaf, Sheila**

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**From:** Flora Bird [flobird1@hotmail.com]  
**Sent:** Monday, July 20, 2015 4:51 PM  
**To:** DeSchaaf, Sheila  
**Subject:** RE: Your feedback is appreciated - potential Town of Payson code amendment

Dear Sheila,

The Pinion Ridge Property Owners' Association in 2010 changed their CC&R's as follows:

Item 4.11

Temporary Structures: No structure of a temporary character, motor home, recreational vehicle, or travel trailer, regardless of its nature or form, shall be used as a residence. However, motor homes or travel trailers may be used as a temporary residence by visitors if the period of use and location of use are approved by the Board of Directors in writing.

I will forward the information about the meeting on August 3, 2015 to the President of the Association.

Thank you for the information,

Flora Bird  
Secretary,  
Pinion Ridge Property Owners' Association

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**Subject:** Your feedback is appreciated - potential Town of Payson code amendment

**Date:** Mon, 20 Jul 2015 15:24:07 -0700

**From:** [sdeschaaf@paysonaz.gov](mailto:sdeschaaf@paysonaz.gov)

**To:** [info@alpineheightshoa.com](mailto:info@alpineheightshoa.com); [jkcpa@aol.com](mailto:jkcpa@aol.com); [melissar@ogdenre.com](mailto:melissar@ogdenre.com); [jiftye@gmail.com](mailto:jiftye@gmail.com);  
[wayne.forestedge@gmail.com](mailto:wayne.forestedge@gmail.com); [tonisarcinella@aol.com](mailto:tonisarcinella@aol.com); [goldenfrontierhoa@yahoo.com](mailto:goldenfrontierhoa@yahoo.com);  
[budfox5@gmail.com](mailto:budfox5@gmail.com); [djackson.tennis@gmail.com](mailto:djackson.tennis@gmail.com); [bjpparish@aol.com](mailto:bjpparish@aol.com); [petekirsch@msn.com](mailto:petekirsch@msn.com);  
[jbshoe@npgcable.com](mailto:jbshoe@npgcable.com); [bigbass85284@yahoo.com](mailto:bigbass85284@yahoo.com); [rthomas@amcorprop.com](mailto:rthomas@amcorprop.com); [paysonairport@usa.net](mailto:paysonairport@usa.net);  
[barbaraunderwood@yahoo.com](mailto:barbaraunderwood@yahoo.com); [twofriends@npgcable.com](mailto:twofriends@npgcable.com); [mboyd@mkbc.com](mailto:mboyd@mkbc.com);  
[suzy1974@rimgolfhoa.com](mailto:suzy1974@rimgolfhoa.com); [flobird1@hotmail.com](mailto:flobird1@hotmail.com)

All,

Please read the attached letter concerning a potential zoning code amendment that would affect all properties used for single family residential purposes. The proposed amendment could allow RVs to be utilized for temporary lodging for visitors and/or for caregivers providing short-term respite/palliative or similar care for the occupants of the main dwelling, etc.

Please contact me with any questions or concerns.

Sincerely,

*Sheila DeSchaaf, Planning & Development Director  
Town of Payson, 303 N. Beeline Hwy. Payson, AZ 85541  
(928) 474-5242 x 351. F: (928) 472-7490*

## DeSchaaf, Sheila

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**From:** Melissa Glinzak [melissar@ogdenre.com]  
**Sent:** Wednesday, July 22, 2015 3:48 PM  
**To:** DeSchaaf, Sheila  
**Subject:** RE: Your feedback is appreciated - potential Town of Payson code amendment

Another question for you... could this be considered something that we would have to allow due to a disability? I'm just trying to cover the Association's that I have to ensure if they'll be affected or not. So far Chaparral Pines, Mountain View Manor and Frontier Cove all have parking restrictions for mobile homes, rv's, trailers, etc. stating no parking except for loading/unloading and cleaning with no more than 24 hour time limits. Longhorn Village has a 2 day cap on mobile homes, rv's, trailers, for parking in their parking lots. Therefore, I at least have recourse for not having this occur, however, if it is a respite situation I just don't know if it could be considered a disability. Any thoughts on this?

Thanks!!

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**From:** DeSchaaf, Sheila [mailto:sdeschaaf@paysonaz.gov]  
**Sent:** Monday, July 20, 2015 4:45 PM  
**To:** Melissa Glinzak  
**Subject:** RE: Your feedback is appreciated - potential Town of Payson code amendment

Hey Melissa,

Most likely it wouldn't, because I would venture a guess that your requirements within Chaparral Pines, for example, are already more stringent than what the Town allows.

Generally speaking though, I put this out to the HOA's to allow them time to prepare for any desired changes to their own CC&R's in the event they had planned on the Town's standards as they relate to RVs.... The T.O.P. only enforces what is currently reflected in the zoning code. So if the association has a more-restrictive provision (or prohibition) the HOA would have to enforce their own provisions instead of relying upon Town code enforcement action.

Best,  
Sheila

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**From:** Melissa Glinzak [mailto:melissar@ogdenre.com]  
**Sent:** Monday, July 20, 2015 4:13 PM  
**To:** DeSchaaf, Sheila  
**Subject:** RE: Your feedback is appreciated - potential Town of Payson code amendment

How would this effect private/gated communities?

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**From:** DeSchaaf, Sheila [mailto:sdeschaaf@paysonaz.gov]  
**Sent:** Monday, July 20, 2015 3:24 PM  
**To:** info@alpineheightshoa.com; jkcpa@aol.com; Melissa Glinzak; jiftye@gmail.com; wayne.forestedge@gmail.com; tonisarcinella@aol.com; goldenfrontierhoa@yahoo.com; budfox5@gmail.com; djackson.tennis@gmail.com; bijjparish@aol.com; petekirsch@msn.com; jbshoe@npgcable.com; bigbass85284@yahoo.com; Robin Thomas; paysonairport@usa.net; Barbara Underwood; twofriends@npgcable.com; mboyd@mkbc.com; suzy1974@rimgolfhoa.com; flobird1@hotmail.com  
**Subject:** Your feedback is appreciated - potential Town of Payson code amendment

All,

Please read the attached letter concerning a potential zoning code amendment that would affect all properties used for single family residential purposes. The proposed amendment could allow RVs to be utilized for temporary lodging for visitors and/or for caregivers providing short-term respite/palliative or similar care for the occupants of the main dwelling, etc.

Please contact me with any questions or concerns.

Sincerely,

*Sheila DeSchaaf, Planning & Development Director*  
*Town of Payson, 303 N. Beeline Hwy. Payson, AZ 85541*  
*(928) 474-5242 x 354, F: (928) 472-7490*  
*sdeschaaf@paysonaz.gov*

A handwritten signature in cursive script that reads "Sheila DeSchaaf". The signature is written in dark ink and is positioned below the typed contact information.

Disclaimer

Correspondence received  
after the August 3, 2015 agenda materials  
were disseminated.

## DeSchaaf, Sheila

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**From:** Barbara Parish [bjjparish@aol.com]  
**Sent:** Tuesday, July 28, 2015 6:00 PM  
**To:** DeSchaaf, Sheila  
**Subject:** RV Amendment to Town Code

Dear Ms. DeSchaaf:

I am responding to you on behalf of the Mazatzal Mountain Airpark. I believe that we are a unique community that would require specific wording to accommodate our streets which are actual taxiways with NO STREET PARKING". RV's would have to be parked so that they do not interfere with wing clearance when aircraft are taxiing plus no exterior lights that would impact aircraft traffic. After receiving input from my committee members, I would like to respond as follows:

\* The Town of Payson has not enforced current town codes, so what assurances do we have that this new amendment will be enforced?

Example: We had a large delivery truck parked overnight on our "No Parking" streets and were told by the Police Dept. that they couldn't do anything.

Example: We have placed numerous calls regarding the Firewise program within our community to only to get blown off by the Town.

Example: We have a homeowner that is raising chickens on a 1/2 acre lot and we haven't seen the Town enforcing the "Chicken Ordinance".

\* Are CC&R's specifically "prohibit recreational vehicles or mobile homes to be used as a residence". Therefore, if the Town adopts this amendment it would be in direct conflict with not only ours, but probably many CC&R's in Town. However as a community, we don't have a problem with family members visiting in their RV for short periods of time.

\* If the Town proceeds with this amendment, the person wanting to live in their RV should be required to get a permit for "NO MORE" than 10 days and have to renew each time it expires. Much like staying at any RV park.

Sincerely,

Barbara J. Parish  
Mazatzal Mountain Airpark

**DeSchaaf, Sheila**

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**From:** Hines [hinesva@gmail.com]  
**Sent:** Monday, August 03, 2015 1:25 PM  
**To:** DeSchaaf, Sheila  
**Subject:** august 3rd proposed amendment

Ms DeSchaaf,

I will be out of town and unable to attend the hearing this afternoon to discuss the proposed amendment that would allow people to live in RVs in town under certain conditions.

I would be interested to know who proposed it, because it is guaranteed to make Payson look even more decrepit and unpleasant than it does now. It might offer a tiny convenience to one or two people, at the cost of reducing the sales price of hundreds of homes. The idea is so dumb I am truly curious as to why the town would even consider it.

Cathy Hines  
1106 N Hillcrest Drive  
Payson, Arizona 85541

## DeSchaaf, Sheila

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**From:** Diana Rice [dgrice54@gmail.com]  
**Sent:** Monday, August 03, 2015 8:29 PM  
**To:** DeSchaaf, Sheila  
**Subject:** The new proposed RV amendment

Hello Sheila DeSchaaf

My husband and I, Richard and Diana Rice own two homes in Payson one at 1427 N Alpine Heights and one at 906 N Granite. We just heard about this amendment hearing at noon today however we are now back in the valley as it is a work day and we can not make it back to Payson for this meeting.

We would like to cast our vote for both of our property ownerships. We are not in favor of a amendment that would allow temporary living in RV's at the homes in the Payson city limits. However we would support such an amendment as long as the terms are that the RV must remain hidden from street and neighboring property views and the RV's being temporarily used for housing must be connected to a professional electrical, water and sewer line.

Please have our four votes counted as this is still August 3rd, 2015

--

Thank you,

Diana Rice, Realtor  
US Preferred Realty  
Direct: 480-282-2618  
Fax: 480-339-6100  
Email: [dgrice54@gmail.com](mailto:dgrice54@gmail.com)

September 1, 2015  
Ms Sheila DeSchaaf  
Payson Planning and Development Director  
303 North Beeline Highway  
Payson, AZ 85541

**RECEIVED**

SEP 02 2015

COMMUNITY DEVELOPMENT  
DEPARTMENT

Re: Proposed RV Rules Allowing Living in RVs

Dear Ms DeSchaaf:

After reading an article in the Payson Roundup about the Payson Planning and Zoning Commission "...listening supportively Monday as town staff proposed changing the unified development code..." to allow people up to 1 year of living in an RV, I am submitting questions and comments for your consideration.

Why is this change being proposed – what are the purpose and the need for the change?  
There must be a reason this is being proposed, such as a significant number of Payson residents have requested it. Since changing the Town Code is an important decision, I assume appropriate data and information supporting the need for the proposed change has been assembled and provided to the Commission members.

What is the estimate of how many under-14-days, up-to-90-days, and 1-year occupied RVs there will be per year, and per summer if the estimate was broken down to that detail?

Will a tent trailer be considered an RV?

Where will occupied RVs be allowed to park – on the street, in the driveway, in the front, side, or back yard?

Many lots are small and there is not room for RV parking on the sides or back, which would leave the driveway, front yard or street available as parking areas.

Depending on the allowable parking locations and how big the lots are in a neighborhood, theoretically a person could look out the front, side, and back windows of his/her home and see an occupied RV.

Who will determine if the RV is parked such that it is a traffic hazard?

Will the timeframe for mitigating a traffic hazard situation be immediate?

Many streets cannot support RV street parking as they are rather narrow, many with curves and limited sight distance.

Since RVers will be allowed to hook up to water and power, there will likely be electric cords and hoses running to wherever they are allowed to park for 2 weeks, 90 days, or a year.

Will RV generators be allowed to run?

Having been an RV owner myself, I am aware that many RVs are self-contained, but some smaller RVs don't have bathrooms. It might be a good idea to address this in the requirements, including a requirement to empty the sewage collection tank at an appropriate RV dump site.

Who is going to enforce the RV occupancy code? Will it be added to the current workload of the police and zoning inspector?

Are there resources (personnel and funding) for enforcement? Often regulations and codes are enacted with no enforcement follow-up.

Do not pit neighbors against neighbors by forcing them to call in violations on each other – have the resources available for Town enforcement such as checking the RV location when the permit time is expired and performing a drive-by check a couple days after the RV is supposed to be parked to ensure it is placed according to code regulations..

When cited, who will be responsible for mitigating the situation – the Payson resident or the owner of the RV?

What will the timeframe be for mitigating a citation?

Hopefully it will be less than 14 days for those with a 14 day or less permit.

Why not park an occupied RV in an RV park?

All hookups would likely be available and possibly other park amenities

Has there been input from the RV parks owners or managers?

I believe having people park RVs in their parks is how they make a living.

How do the lodging owners feel about the proposed change? It's possible they may lose some business.

#### Summary & Suggestions:

1) With the exception of up to 1 year temporary RV living during construction, it may not be in the best interest of the Town to change the code to allow temporary living in an RV in residential areas unless there are compelling reasons that will benefit the residents of the Town.

Ensure the purpose and need for this change are supported with credible data and information along with open discussion to show there really is a need and that it is in the best interest of the Town to make the change.

2) If you feel you absolutely must allow it and believe it would truly benefit the entire Town of Payson, not just some of the individual residents, then:

Specify a minimum lot size to allow parking of an occupied RV – excepting temporary construction purposes

Do not allow street parking or parking in the front yard

If you believe street parking must be allowed, limit it to 48 hours in a 7 day period

90 days is too long of a timeframe for parking and occupancy – that's all summer or Halloween through New Years.

Have the same regulations for the less-than-14-day stays. Thirteen days is a long time to look out one's window or from one's front porch at an occupied 39.9-foot RV with few imposed restrictions (as noted in the paper)

3) Require self contained toilets inside the RV, even if it is a porta potti

4) Have resources in place for Town enforcement

5) Consider the cumulative effects

There have been articles in the paper about allowing more chickens, easing up on portable sign restrictions, and now people living in RVs in a town with small lots and narrow streets. Consider if

easing up on multiple current codes and regulations is representative of the quality of life we all want for residents of Payson and if it's the image we want to present to those visiting our town.

- 6) Consider making the timeframe 6 months for occupying an RV during construction with up to a 6 month extension available upon determination of need for the additional time.

In Closing:

The Town lives off tourism and it appears the vision is to become a college town. If a college is a desired business for the town, now is the time to ensure the Town codes and regulations will sustain the quality of life – including visual quality - envisioned for Payson now and in the future.

More than once I've read in the Roundup that Commissions or Boards or the Town Council doesn't want to approve/not approve or permit/not permit something because they don't want to create a hardship for people. I would bet well over 90% of Payson property owners saw their property before they purchased or rented it. Since in many neighborhoods lots are small and houses are close together, current and prospective owners as well as renters know RVs, boats, multiple vehicles, running or not, large trash dumpsters, etc. cannot fit on the lots, yet that's what people do - squeeze them onto their property and along the street, making it unsightly and hard to sell a person's house if it is near one of these properties or areas. Their actions create a hardship on other property owners. Adding occupied RVs likely will not help this situation.

A cluttered and unsightly town is not attractive to tourists, current or prospective residents, or prospective colleges, and it can lower property values as well as the quality of life. Amending the code to allow temporary RV living might not be in the best interest of the Town and its residents. Prior to deciding on your recommendation to the City Council, if they haven't been previously addressed, please seriously consider the topics I've presented through my questions and comments.

Thank you for you time and attention to this matter.

Sincerely,



Dee Bowling