

Motions from Tosta to address RVs:

1. Align our code definitions with state language for recreational vehicles
2. Increase the amount of time someone building a home can live in an RV on their property from 1 year to 2 years
3. Eliminate the limits on duration of stay in campgrounds/RV parks and clean up language in the code regarding campgrounds and RV parks

1. I move to replace our definition of RV in section 153.011 with the state definition as shown below:

Our current definition: RECREATIONAL VEHICLE OR RV. A vehicular camping unit designed as temporary living quarters for recreational, camping, travel, or seasonal use that either has its own motive power or is mounted on or towed by another vehicle. Recreational vehicles include, but are not limited to, camping trailers, fifth wheel trailers, motor homes, park trailers, travel trailers, and truck campers that are in operating condition.

State definition: "RECREATIONAL VEHICLE: A vehicular unit other than a mobile home, primarily designated as a temporary dwelling for travel, recreational, or vacation use, which is either self-propelled or pulled by another vehicle. Recreational vehicle includes a travel trailer, a camping trailer, a fifth wheel trailer, and a motor home. "Travel trailer", "camping trailer", or "fifth wheel trailer" means a portable vehicle without motive power, designed as a temporary dwelling for travel, recreational, or vacation use that does not require a special highway movement permit when drawn by a self-propelled motor vehicle."

2. I move to amend Section 153.156 as follows:

§ 153.156 USE OF RV OR MOBILE HOME FOR LIVING PURPOSES DURING PERIOD OF CONSTRUCTION OF PERMANENT DWELLING.

Any person or entity who has obtained all permits and complied with all requirements necessary for the construction of a permanent dwelling on a lot in the town and who is in the process of constructing a permanent dwelling on such lot may obtain a conditional use permit allowing the user to reside in an RV or a mobile home on the lot where the permanent dwelling is being constructed for a period of up to one year. The RV or mobile home must be connected to water and sewer service which has the approval of the town and by Southwest Utah Public Health Department. The town may extend the period of conditional use after one year only upon being provided proof that substantial progress is being made on the construction of the permanent dwelling and evidence being presented that construction will be completed within a reasonable time.

3. I move to Amend Section 153.430 as follows:

§ 153.430 ADDITIONAL STANDARDS FOR CAMPGROUNDS, INCLUDING RV PARKS.

(A) *Are deeper setbacks required for campgrounds?* Yes, the requirements of Table of Development Standards are replaced by minimum front, side, and rear setbacks of 40 feet for campgrounds. The Planning Commission may reduce the requirement for side and rear setbacks to as little as 20 feet where there is existing or proposed vegetation or a break in terrain that effectively screens the campground from neighboring properties.

(B) *Is there a limit on the number of units that may be in a campground?* Yes. There may be no more than 30 units, including RV sites, tents, and cabins. One unit reserved for the use of the owner or an employee does not count toward the ~~20~~ 30.

(C) *How many campsites may be developed per acre?* The maximum number of campsites, including RV sites, tents, and cabins, per acre shall be ten.

(D) *Are there standards for safe access to a campground?* Yes. Because all campgrounds must be directly accessible from UT-12, an access permit from UDOT will be required.

(1) The minimum width of a campground access drive shall be 24 feet unless otherwise specified by UDOT.

(2) The depth of a campground access drive (distance from highway to first intersecting road or parking) must be at least 60 feet unless UDOT requires more depth.

(3) Turning radii of campground access drives must be suitable for motor homes and large trailers.

(E) *Are there standards for safe circulation and parking within a campground?* Yes.

(1) Campground drives, parking spaces, and RV pads shall have properly drained all weather surfaces. A stormwater management plan may be required (see § [153.415](#)(Z) of the Commercial Development Standards).

(2) One-way campground drives shall be at least 12 feet wide. Two-way campground drives shall be at least 24 feet wide.

(3) Parking shall be limited to designated spaces and RV pads. Parking shall not be permitted along campground drives. "No Parking" signs or barriers shall be installed as necessary.

(4) Each tent site shall have at least one designated parking spaces within 200 feet.

(5) RV pads shall be at least 45 feet deep.

(6) A minimum of two common (not designated for specific site parking spaces shall be provided in every campground. An additional two common parking spaces shall be provided for each ten RV or tent sites.

(F) *What improvements are required in a campground?*

(1) *RV Pads.* Each RV pad shall have water, sewer, and power connections. RV pads may also have a fire ring or grill on a nonflammable surface. Fires shall be confined to that area. There shall be an approved garbage container within 300 feet of each RV pad.

(2) *Tent Sites.* Each tent site shall have access to potable water within 300 feet and a safe outdoor cooking area, developed with a fire ring or grill on a nonflammable surface. Fires shall be confined to that area. There shall be an approved garbage container within 300 feet of each tent site.

(3) *Water and Sewerage Systems.* Water and sewerage systems shall be designed, installed, and maintained in compliance with state law. Fire hydrants may be required by the fire code.

(4) *Restrooms and Showers.* Public restrooms, including toilets, sinks and showers, shall be provided in compliance with Utah law, specifically Utah Health Rules R392-301 or their successor.

(5) *Park Office.* Each campground shall provide a permanent or portable office structure. This structure may include restrooms and showers, as required by division (4), above. It may also incorporate a dwelling unit for the owner or employees. A separate dwelling unit may also be permitted.

(G) *Are there requirements for the continuing operation of campgrounds? Yes.*

(1) Every campground shall have an attendant or host. A landline and phone number at which the attendant or host may be reached shall be prominently posted on the exterior of the office and in each separate restroom or shower building.

(2) All fuel dispensing equipment and its use shall comply with the currently applicable fire code.

(3) Wheels and axles shall not be removed from vehicles in the park except for emergency or temporary repair.

(4) Since power connections are required, the operation of generators is prohibited.

(5) Garbage containers shall be resistant against animals, tipping, and wind, including the provision of fenced enclosures if required by the Planning Commission. No garbage container may be placed within a required setback.

(6) There shall be regular solid waste removal. The Planning Commission may require submission of a solid waste service contract as a condition of continuing compliance with the CUP.

~~(G) *Is there a limit on the duration of stay in campgrounds? Yes. Occupancy shall be limited to no more than 180 days in any 365-day period. A single campground host may be exempt from this limit.*~~

(H) *Is continuing maintenance required? Yes.* Continuing maintenance of all campground improvements, including landscaping, is a condition of CUP approval. Failure to maintain the campground as approved may result in revocation of the CUP.

(I) *Can a campground be subdivided? No.*