

Using Recreational Vehicles for Short Term Visitor Housing

January Meetings Summary and
Planning Commission Feedback

February 2014



Pinal County

Development Services

Department of Planning & Development

What is the Issue?

- ▶ 2012–2013:
71 Code Compliance calls
- ▶ Recent Neighborhood Meeting:
Question about the Ordinance

What does the Zoning Ordinance allow?

- ▶ Only vehicles owned by the property owner/resident are allowed to be parked on a residential lot
- ▶ No staying in RVs without a SUP
- ▶ No hook ups (electrical, sewer water) are allowed

In August the BOS asked staff to explore an Ordinance Amendment by holding two series of neighborhood meetings in Oct/Nov and January

January Neighborhood Meetings

8 Meetings Held Across the County

Neighborhood Feedback

- ▶ Allow trickle charging for residents
- ▶ Strong concerns about RV on suburban lots (5,000 to 10,000 sq ft)
- ▶ Larger lots can handle more RVs for longer times
- ▶ Serial visitors ok
- ▶ Allow hook ups
- ▶ 6 month max
- ▶ Cannot be a business
- ▶ Do not allow on:
 - Vacant lots
 - Streets
 - Front yards

Ordinance Challenge

- ▶ Balance desires of RVers
- ▶ With residents who did not attend a meeting
- ▶ Residents often count on Commission and BOS to protect enjoyment of homes

Commission Feedback

January 16 Work Session

Strong Concerns about protecting property rights for people who bought in a single family neighborhood, and assumed it would stay single family

- ▶ On street: safety and access concerns
- ▶ Smallest lots: concerns about neighbor impacts
- ▶ Time allowed: concerns about allowing too long
- ▶ Number of RVs: concerns about too many
- ▶ Generators: concerns about sound
- ▶ Electrical and septic systems: capacity concerns

Proposed Next Steps

- ▶ February:
 - Added Neighborhood Meet
 - ▶ March: Potential Planning Commission Initiation
 - ▶ April: Potential Commission Hearing
 - ▶ May: Potential Board Hearing
- or
- ▶ February:
 - Added Neighborhood Meet
 - ▶ March: Potential Planning Commission Initiation
 - ▶ December: Potential Commission Hearing
 - ▶ January 2015: Potential Board Hearing