

Summary of Changes – Existing Chapter 10.20 to Proposed Chapter 12.14

Purpose		
Existing Code	Proposed Ordinance	Changes
<p>10.20.010 Purpose.</p> <p>The purpose of this chapter is to set reasonable standards for recreational vehicle parks and tent campgrounds within the city. It is the intent of the city to assure that the public health, safety and welfare of the community is preserved and protected while not creating burdensome and unduly restrictive regulations that would deter recreational vehicle travelers and tent campers from visiting Valdez.</p>	<p>12.14.010 Purpose.</p> <p>The purpose of this chapter is to set reasonable standards for recreational vehicle and tent camping within the city in locations other than established recreational vehicle parks and campgrounds permitted under Title 17 of this code. It is the intent of the city to ensure that the public health, safety and welfare of the community is preserved and protected while not creating burdensome and unduly restrictive regulations that would deter recreational vehicle travelers and tent campers from visiting Valdez.</p> <p>Camping not in conformance with this chapter may be permitted under section 17.12.120 of this code entitled Temporary Land Use Permits.</p>	<ul style="list-style-type: none"> • Mirrors language from Title 17 • References Title 17 as appropriate – including TLUP process • Grammatical fix – assure to ensure

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Definitions		
Existing Code	Proposed Ordinance	Changes
<p>10.20.020 Definitions.</p> <p>As used in this chapter:</p> <p>“Recreational vehicle” means a vehicular-type unit primarily designed as a temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper, and motor home.</p> <p>“Recreational vehicle park” means a plot of land upon which two or more recreational vehicle sites are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.</p> <p>“Recreational vehicle site” means a plot of ground within a recreational vehicle park intended for the accommodation of a recreational vehicle, a tent, or other individual camping unit on a temporary basis.</p> <p>“Tent” means a portable, collapsible, enclosed shelter made of canvas or nylon, or comparable material, stretched and sustained by poles, which has been specifically designed and manufactured for temporary use for camping.</p> <p>“Tenter” shall be defined as a person or party or persons camping in a tent or in the open.</p> <p>“Tent campground” shall be defined as an area, lot or portion of a lot where two or more recreational vehicles are parked or camped for temporary occupancy.</p>	<p>12.14.020 Definitions.</p> <p>As used in this chapter:</p> <p>“Recreational vehicle” means a vehicular-type unit primarily designed as temporary living quarters for recreational, camping, travel use, or other temporary occupancy use, which either has its own motive power, or is mounted on or drawn by another vehicle. Examples include travel trailer, camping trailer, truck camper, motor home, and other similar vehicles.</p> <p>“Recreational vehicle park or campground” means a lot or portion of a lot where two or more recreational vehicles or tents are parked, camped, leased or rented for temporary occupancy for recreation or vacation purposes. A recreational vehicle park or campground may be improved or unimproved providing remote, rural or nonrural settings that may or may not include improvements and amenities such as water, showers, electricity, a dump station, cable television, internet service or similar services.</p> <p>“Temporary occupancy” means a period of 180 days or less.</p> <p>“Tent” means a portable, collapsible, enclosed shelter made of canvas or nylon, or comparable material, stretched and sustained by poles, which has been specifically designed and manufactured for temporary use for camping.</p> <p>“Tent Camper” shall be defined as a person or party or persons camping in a tent or in the open.</p>	<ul style="list-style-type: none"> • Amends definitions of “Recreational vehicle” and “Recreational vehicle park or campground” to mirror Title 17 • Deletes definitions for “tent campground” and “recreational vehicle site” • Changes “tenter” to “tent camper” • Add definition of “temporary occupancy”

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Use and parking of recreational vehicles outside of a recreational vehicle park		
Existing Code	Proposed Ordinance	Changes
<p>10.20.030 Use and parking of recreational vehicles outside of a recreational vehicle park.</p> <p>A. No recreational vehicle may be parked on city streets in areas where such prohibition is posted.</p> <p>B. No recreational vehicles may be parked and occupied in city parking lots and on other city property without obtaining a permit for that purpose from the city manager or his designee.</p> <p>C. Recreational vehicles may be parked for temporary occupancy on a lot in all single-family residential zoned districts. Such occupancy must be with the owner's permission and in compliance with applicable laws.</p> <p>D. One recreational vehicle may be parked for temporary occupancy with water and sewer hookups on a lot in all commercial-zoned districts. Such occupancy must be with the owner's permission and in compliance with applicable laws.</p> <p>E. Except as provided otherwise, it is a violation of this code for a person in charge of a premises within the city to permit or allow camping without a valid permit from the city and if required, a state of Alaska Public Accommodation Permit.</p> <p>F. Up to three recreational vehicles may be parked for overnight camping on property belonging to a local private club or lodge provided the following conditions are met:</p> <ol style="list-style-type: none"> 1. Sufficient off-street parking remains for patrons of the establishment; 2. The recreational vehicles are fully self-contained; 3. The private club or lodge has granted permission for overnight parking; and 4. The owners of the recreational vehicles must be out-of-town members of the local private club or lodge. 	<p>12.14.030 Use and parking of recreational vehicles outside of a recreational vehicle park.</p> <p>A. No recreational vehicle may be parked and occupied on city streets or in areas where such prohibition is posted or otherwise prohibited by the code.</p> <p>B. No recreational vehicles may be parked and occupied in city parking lots or other city controlled property as posted.</p> <p>C. Recreational vehicles may be parked for temporary occupancy on a lot in residential zoning districts R1, R2, RR, and NMU. Such occupancy must be with the owner's permission and in compliance with applicable laws.</p> <p>D. One recreational vehicle may be parked for temporary occupancy with water and sewer hookups on a lot in commercial zoning districts CB and G. Such occupancy must be with the owner's permission and in compliance with applicable laws.</p> <p>E. Up to three recreational vehicles may be parked for overnight camping on property belonging to a local private club or lodge provided the following conditions are met:</p> <ol style="list-style-type: none"> 1. Sufficient off-street parking remains for patrons of the establishment. 2. The recreational vehicles are fully self-contained. 3. The private club or lodge has granted permission for overnight parking; and 4. The owners of the recreational vehicles must be out-of-town members of the local private club or lodge. 	<ul style="list-style-type: none"> • Mirrors Title 17 and references currently adopted zoning districts • Strikes references to a city issued permit and designated areas • Removes former 10.20.030(E) relating to city and state issued permits (redundant and confusing language)

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Location		
Existing Code	Proposed Ordinance	Changes
<p>10.20.040 Location.</p> <p>Recreational vehicle parks are permitted in the public lands zoning district; are allowed as a conditional use in the commercial residential zoning district, the general commercial zoning district, and the light industrial zoning district. (Ord. 96-09 § 1 (part))</p>	<p>Not included in Chapter 12.14 – Allowed uses by zoning district can be found in Section 17.16.040.</p>	<p>Section removed.</p>

Summary of Changes – Existing Chapter 10.20 to Proposed Chapter 12.14

Recreational vehicle park standards		
Existing Code	Proposed Ordinance	Changes
<p>10.20.050 Recreational vehicle park standards.</p> <p>A. Standards Generally. Recreational vehicle parks shall meet the design and performance standards set forth herein as well as those mandated by state and local law. Such standards include but are not limited to those regulating wastewater disposal, drinking water and restrooms. The facilities must be in compliance with all building, plumbing, electrical, fire and other applicable codes.</p> <p>B. Site Plan. The applicant shall provide a site plan drawn at a scale in which all of the requirements of this section are clearly shown. In addition, the following shall be shown:</p> <ol style="list-style-type: none"> 1. Name of the recreational vehicle park or campground, ownership, name of developer, scale, north arrow, date, and location map showing the location of the park or campground; 2. Identification of each recreational vehicle site by number. <p>C. Separation Requirements. The following requirements shall apply to all buildings, structures and recreational vehicles within a park or campground.</p> <ol style="list-style-type: none"> 1. Distance Between Structures and Recreational Vehicles. The minimum side-to-side spacing between recreational vehicles and/or other permitted buildings or structures and any subsequent additions thereto shall not be less than ten feet. 2. Site Width. Each recreational vehicle site shall not be less than ten feet plus the width of the recreational vehicle. <p>D. Design of Entrances and Exits. Entrances and exits shall be designed for safe and convenient movement of traffic into and out of the park, and to minimize hazards with traffic on adjacent streets. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended. No object or material impediment to visibility shall be created, placed or maintained which obscures the view of an approaching driver in the right lane of the street. No entrance or exit shall be located nearer than thirty feet from any street intersection, or ten feet from the radius point, whichever is more.</p> <p>E. Internal Streets. Streets shall be provided in the park or campground where necessary to furnish principal trafficways for safe and convenient access to all sites and to facilities for common use by park or campground occupants.</p> <p>F. Street Alignment and Gradient. Street alignment and gradient shall be designed and constructed to ensure the safe movement of traffic, and to satisfactorily control surface water.</p> <p>G. Street Surfacing. Streets shall consist of a sound all-weather driving surface consisting of gravel, cinders, asphalt or concrete.</p> <p>H. Street Widths. Internal streets shall meet the following minimum size standards:</p> <ol style="list-style-type: none"> 1. Twenty feet wide access road in front of or behind each site; 2. Street widths at access points where traffic enters or leaves the park, shall be of sufficient size to permit free movement from or to the stream of traffic on the adjacent public streets, and no parking shall be permitted which in any way interferes with such free movement. <p>I. Disposal of Sewage and Providing of Water. Disposal of wastewater and providing of drinking water shall comply with the Uniform Plumbing Code as adopted by the city. (Ord. 96-09 § 1 (part))</p>	<p>Not included in Chapter 12.14 - RV Park and Campground specific use standards exist in Section 17.80.140.</p>	<p>Section removed</p>

Summary of Changes – Existing Chapter 10.20 to Proposed Chapter 12.14

Tent camping prohibited—Exceptions		
Existing Code	Proposed Ordinance	Changes
<p>10.20.060 Tent camping prohibited—Exceptions.</p> <p>No tenters shall camp in the city, except tenters who:</p> <p>A. Camp in designated areas within the city;</p> <p>B. Camp in tent campgrounds approved by the city as camping areas;</p> <p>C. Camp not less than one-quarter mile from any roadway, or not less than one hundred yards from any public trail, unless posted “No Camping” or “No Trespassing”;</p> <p>D. Camp on private property with the permission of the owner, limited to no more than two tents. (Ord. 96-09 § 1 (part))</p>	<p>12.14.040 Tent camping prohibited—Exceptions.</p> <p>No tent campers shall camp in the city, except tent campers who:</p> <p>A. Camp in an established recreational vehicle park or campground; or</p> <p>B. Camp not less than one-quarter mile from any roadway, or not less than one hundred yards from any public trail, unless posted “No Camping” or “No Trespassing”; or</p> <p>C. Camp on private property with the permission of the owner.</p>	<ul style="list-style-type: none"> • Reference to “tent campgrounds” and “designated areas” removed • “Established recreational vehicle park or campground” added • “Tenter” changed to “tent camper” • Two tent limit removed for private property

Summary of Changes – Existing Chapter 10.20 to Proposed Chapter 12.14

Other requirements for tent camping in public areas		
Existing Code	Proposed Ordinance	Changes
<p>10.20.070 Other requirements for tent camping in public areas.</p> <p>A. Tenters shall maintain and keep the tent area:</p> <ol style="list-style-type: none"> 1. In a clean, orderly and sanitary condition at all times; and 2. Free of any hazard or condition which could affect the health and safety of the occupants or the general public; and 3. Free of refuse while camping and all refuse must be disposed of before leaving the camping area; and 4. Free of conditions which could tend to attract, harbor or breed insects, pests or wildlife. <p>B. The following shall not be permitted:</p> <ol style="list-style-type: none"> 1. Tents that do not fall within the definition of “tent” as set forth in Section 10.20.020(D). Types of shelters or structures that are not permitted include, but are not limited to, those that are not portable or collapsible and those not made of canvas or nylon or comparable material. Shelters or structures made of wood, cardboard, visqueen or porous materials are expressly prohibited. 2. Tenters are prohibited from bringing dogs into or keeping dogs in any tent campground posted off limits to dogs by order of the city manager. (Ord. 96-09 § 1 (part)) 	<p>12.14.050 Other requirements for tent camping in public areas.</p> <p>Tent campers shall maintain and keep the tent area:</p> <ol style="list-style-type: none"> A. In a clean, orderly and sanitary condition at all times; and B. Free of any hazard or condition which could affect the health and safety of the occupants or the general public; and C. Free of refuse while camping and all refuse must be disposed of before leaving the camping area; and D. Free of conditions which could tend to attract, harbor or breed insects, pests or wildlife. 	<ul style="list-style-type: none"> • Former subsection 10.20.070(B) removed • These provisions are addressed in other parts of the code (Title 6 Animals and Title 8 Health and Safety) • Renumbered accordingly