



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda

City Council

Tuesday, June 17, 2025

5:30 PM

Council Chambers

Work Session- VMC 10.20 Overview and Discussion

WORK SESSION AGENDA - 5:30 pm

Transcribed minutes are not taken for Work Sessions. Audio is available upon request.

1. [Work Session: VMC 10.20 Titled Recreational Vehicle Parks and Tent Campgrounds Overview and Discussion](#)



Legislation Text

File #: 25-0261, **Version:** 1

ITEM TITLE:

Work Session: VMC 10.20 Overview and Discussion

SUBMITTED BY: Sheri Pierce, City Clerk, MMC

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

RECOMMENDATION:

n/a

SUMMARY STATEMENT:

The aim of the work session is for Council to review the existing language VMC 10.20 as currently enacted and to discuss needed and optional updates.

For each section of the chapter, staff will present the following:

- The language currently in place.
- Code changes that are necessary to conform with Title 17 and other applicable code provisions.
- Code changes that administrative staff believe would be beneficial.
- Other options that City Council can consider.

Certain portions of VMC 10.20 including definitions and provisions related to recreational vehicle park standards and locations now conflict with and are more stringent than adopted Title 17 provisions and need to be corrected in a timely manner. The EXISTING legislation as currently established in the Valdez Municipal Code is provided as an attachment to this agenda item.

Other proposed and possible changes are policy decisions that the City Council needs to discuss, reach consensus on and provide feedback to staff on how to move forward.

Chapter 10.20

RECREATIONAL VEHICLE PARKS AND TENT CAMPGROUNDS

Sections:

- 10.20.010 Purpose.
- 10.20.020 Definitions.
- 10.20.030 Use and parking of recreational vehicles outside of a recreational vehicle park.
- 10.20.040 Location.
- 10.20.050 Recreational vehicle park standards.
- 10.20.060 Tent camping prohibited—Exceptions.
- 10.20.070 Other requirements for tent camping in public areas.

10.20.010 Purpose.

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. (Ord. 96-09 § 1 (part))

10.20.020 Definitions.

As used in this chapter:

“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.

“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.

“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.

“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.

“Tenter” shall be defined as a person or party or persons camping in a tent or in the open.

“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. (Ord. 96-09 § 1 (part))

10.20.030 Use and parking of recreational vehicles outside of a recreational vehicle park.

- A. No recreational vehicle may be parked on city streets in areas where such prohibition is posted.
- 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.
- 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.
- 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.

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.

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:

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. (Ord. 07-08 § 1; Ord. 96-09 § 1 (part))

10.20.040 Location.

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))

10.20.050 Recreational vehicle park standards.

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.

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:

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.

C. Separation Requirements. The following requirements shall apply to all buildings, structures and recreational vehicles within a park or campground.

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.

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.

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.

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.

G. Street Surfacing. Streets shall consist of a sound all-weather driving surface consisting of gravel, cinders, asphalt or concrete.

H. Street Widths. Internal streets shall meet the following minimum size standards:

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.

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))

10.20.060 Tent camping prohibited—Exceptions.

No tenters shall camp in the city, except tenters who:

- A. Camp in designated areas within the city;
- B. Camp in tent campgrounds approved by the city as camping areas;
- 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”;
- D. Camp on private property with the permission of the owner, limited to no more than two tents. (Ord. 96-09 § 1 (part))

10.20.070 Other requirements for tent camping in public areas.

A. Tenters shall maintain and keep the tent area:

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.

B. The following shall not be permitted:

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))