



# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Meeting Agenda

### City Council

---

Tuesday, February 18, 2025

5:30 PM

Council Chambers

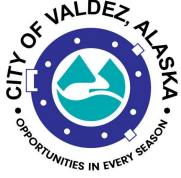
---

#### Work Session - Recreational Vehicle and Tent Camping

#### WORK SESSION AGENDA -5:30 pm

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

1. [Recreational Vehicle and Tent Camping Work Session](#)



## Legislation Text

---

**File #:** 25-0072, **Version:** 1

---

**ITEM TITLE:**

Recreational Vehicle and Tent Camping Work Session

**SUBMITTED BY:** Bart Hinkle, Chief of Police & Assistant City Manager

**FISCAL NOTES:**

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

**RECOMMENDATION:**

n/a - Staff Presentation and Discussion Only

**SUMMARY STATEMENT:**

Recreational Vehicle and Tent Camping is addressed in Title 10 of the Valdez Municipal Code. Chapter 10.20 has not been amended since 1996. The existing VMC 10.20.030 calls for a permit for RV Parking in designated areas of the city by permit from the City Manager's office.

Although RV camping has become more and more popular in recent years, the permit program was not implemented until last summer. Due to concerns about RVs parked in areas that are not appropriate within the City, the Chief of Police/Assistant City Manager formed a committee of department heads to explore solutions to the issue. During the summer of 2024, under the recommendation of the group, City Administration began issuing permits for a handful of designated areas as a temporary solution.

The group, which also includes the Capital Facilities Director, Community Development Director, Parks & Rec Director, Public Works Director, City Clerk, City Attorney, and Lt. Kalin King has developed a proposed draft ordinance for discussion and will present on a permit program that would pair with the ordinance, if adopted. The draft ordinance brings alignment with the recently adopted Title 17, which now includes more detailed standards for RV Parks & Campgrounds.

The staff presentation will include details regarding alignment with Title 17, proposed designated parking areas, signage, application and approval process, safety and enforcement, and options for council members to provide direction and input.

## Chapter 10.20

### RECREATIONAL VEHICLE PARKS AND TENT CAMPING GROUNDS

#### 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.~~
- 10.20.040 Tent camping prohibited—Exceptions.
- 10.20.050 Penalties.
- ~~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 camping ~~campgrounds~~ 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 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 temporary living quarters for recreational, camping, or 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 the basic entities are: travel trailer, camping trailer, truck camper, and motor home, and other similar vehicles.

“Recreational vehicle park or campground” means a lot or portion of a lot ~~plot of land~~ upon which ~~where~~ two or more recreational vehicles or tents are parked, camped, leased or rented for located, ~~established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters~~ temporary living quarters 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.

“~~Recreational vehicle site~~” means a plot of ground within a recreational vehicle park intended for the accommodation of a recreational vehicle, at tent, or other individual camping unit on a temporary basis.

“Designated area” means any designated area of land owned or controlled by the City other than established recreational vehicle parks or campgrounds identified by the City Manager as suitable for temporary recreational vehicle camping in compliance with this Chapter.

“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.

“Tent Camper” ~~“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 and occupied on city streets or in areas where such prohibition is posted or otherwise prohibited by the code.

B. No recreational vehicles may be parked and occupied in city parking lots or ~~and on~~ other city controlled property except in designated areas and after ~~without~~ obtaining a permit for that purpose from the city manager or his designee. A permit may be obtained by submitting an application in the form and manner prescribed by the City Manager. Permits under this section shall not exceed 3 days.

C. One recreational vehicle ~~vehicles~~ may be parked for temporary occupancy on a lot in residential zoning districts R1, R2, RR, and NMU for a period of no longer than 30 days. ~~all single family residential zone 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 commercial zoning districts CB and G for a period of no longer than 180 days. ~~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.~~

E. Up to three recreational vehicles may be parked for overnight camping on property belonging to a local private club or lodge for a period of no longer than three days 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.

F. Camping not in conformance with this Chapter may be permitted pursuant to VMC Section 17.12.120 entitled Temporary Land Use Permits.

**~~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.~~

~~1.— 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))~~

#### **10.20.040 Tent camping prohibited—Exceptions.**

No **tent** tenters campers shall camp in the city, except **tent** tenters campers who:

A. Camp in **established recreational vehicle parks or campgrounds.** ~~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”;~~

~~B.D. Camp on private property with the permission of the owner, limited to no more than two tents **for a period not to exceed 30 days.** (Ord. 96-09 § 1 (part))~~

#### **10.20.050 Penalties.**

The penalty for violations of this chapter shall be as reflected in the fine schedule set forth in this section. Court appearance is optional upon citation for a violation of those sections of this chapter that appear in the fine schedule set out in Section [1.08.030](#) and as reflected in the fine schedule set forth in this section.

<b>Code Section</b>	<b>OFFENSE DESCRIPTION</b>	<b>Court Appearance</b>	<b>Penalty/Fine</b>
10.20.030	Use and parking of recreational vehicles outside of a recreational vehicle park	Optional	\$300
10.20.040	Tent camping prohibited	Optional	\$150

#### ~~**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))~~

DRAFT