



**Project #20-048
RV Park Occupancy Code Amendment**

REPORT SUMMARY...

Project Name: RV Park Occupancy Code Amendment
 Proponent/Owner: McKay Winkel
 Project Address: Citywide
 Request: Amend Recreation Land Use Table
 Current Zoning: NA
 Date of Hearing: Oct. 8th, 2020
 Type of Action: Legislative
 Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **denial** to the Municipal Council for the RV Park Occupancy Code Amendment.

REQUEST

The proponent is requesting to amend the Land Use Table for the Public (PUB) and Recreation (REC) zones in the Land Development Code (LDC) to conditionally allow long term Recreational Vehicle (RV) Parks in the REC zone. The applicant proposes to define long term RV Parks as those that allow an occupancy duration of more the 30 days. The current Land Use Table only allows short term RV Parks in the REC zone and defines short term as less than 30 days in duration. This request is associated with the rezone application from COM to REC for approximately 7.87 acres (PC #20-040) located near 2000 South and 800 West.

Land Use	Zones	
	PUB	REC
Outdoor Recreation and Entertainment	C	C
Golf course	C	C
RV Parks short term occupancy (less than 30 calendar days)	N	C
<i>RV Parks long term occupancy (more than 30 calendar days)</i>	<i>N</i>	<i>C</i>
Tent campground	N	C

Figure 1 shows the proposed code language addition in red ink

GENERAL PLAN

The adopted Logan City General Plan (2008) Chapter 3.13 outlines REC land use within the city. It mentions RV Parks and specifically states that they should prohibit long-term residential land uses.

Recreation (REC) lands are primarily recreation and park facilities. They are typically publicly-owned, but may also include privately owned recreation facilities such as campgrounds, golf courses, and RV parks (long-term residential use is prohibited). This district includes both active and passive recreation (ball fields as well as areas for walking and sitting). The REC designation is a companion district to the Gateway District in that future public open space in gateways may be designated Recreation.

LAND DEVELOPMENT CODE

The LDC 17.13.030 describes the purpose of the REC zone and what these areas are intended for to effectively benefit the citizens of Logan City.

The purpose of the Recreation zone is to preserve and enhance public and private open, natural, and improved park and recreational areas, and to implement recreation and resource sustainability provisions of the General Plan. The Recreation zone is intended to be applied to publicly owned parks and recreation facilities as well as publicly owned open space. The classification may also be used conditionally for privately owned recreation facilities, such as a golf course, recreation vehicle park, or campground.

STAFF REVIEW AND SUMMARY

The Logan City General Plan clearly states that long term residential land use is inappropriate for RV Parks in the REC zone. This open-ended code amendment proposal will create opportunities to accommodate long-term residential uses. The City of Logan has approved two long term RV Parks in the past, one in the late 1980's and the other in the mid 1990's. These two RV Parks are located at 447 West 1700 South and 2020 South HWY 89/91. The Logan City Neighborhood Improvement Division has received written complaints for weeds and refuse related issues for these RV Parks. While property management would ultimately be responsible, Staff would argue that appearance complaints, such as weeds and litter, are typically associated with long-term residential users rather than short term vacation users. For these reasons, along with better compliance to the General Plan, the LDC was amended three years ago to eliminate long-term occupancy within RV Parks.

Staff recognizes that some vacationers may stay longer than 30 days and is open to the suggestion of a slightly longer duration, but an open-ended long-term duration will attract long-term residential uses. Affordable housing is a real issue in the city, but RV Parks are not the best solution to that problem. Life-safety building concerns with flimsy structures, less than ideal living situations and surrounding neighborhood character (commercial/industrial) are reasons not to have long-term residents inside RV Parks. Long-term RV Parks will not contribute to the tourism industry and the local economy the way a short-term vacation-oriented RV Park will. As defined in the Logan City adopted plans, RV Parks are not intended to be long-term residential land uses.

PUBLIC, AGENCY AND CITY DEPARTMENT COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comment had been received. No comments have been received from City Departments.

PUBLIC NOTIFICATION

Legal notices were posted on 9-26-20 and on the City's website and the Utah Public Meeting website on 9-30-20, and noticed in a quarter page ad on 9-17-20.

RECOMMENDED FINDINGS FOR DENIAL OF THE CODE AMENDMENT

The Planning Commission bases its decision on the following findings supported in the administrative record for this project:


1. The code amendment conflicts with the Logan General Plan that states that the REC land use is not intended for long term residential uses.
2. The code amendment would result in incompatible land uses and may likely result in addition complaints related to appearance associated with RV Parks.
3. Long-term residential uses in RV Parks will not contribute the tourism and economic development in the City like short-term RV Parks do.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

Planning Commission **Land Use Appeal Board** **Administrative Review**

Date Received 9-3-20	Received By RH	Scheduled Meeting Date Oct. 8, 2020	Zone NA	Application Number PC 20-048
Type of Application (Check all that apply):				
<input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input checked="" type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input type="checkbox"/> Administrative Design Review				
PROJECT NAME Code Amendment - RV Park Occupancy				
PROJECT ADDRESS NA			COUNTY PLAT TAX ID # NA " "	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) McKay Winkel			MAIN PHONE # 801-377-8035	
MAILING ADDRESS		CITY	STATE	ZIP
3651 N 100 E #125		Provo	UT	84604
EMAIL ADDRESS mckaywinkel@gmail.com				
PROPERTY OWNER OF RECORD (Must be listed) NA			MAIN PHONE # NA	
MAILING ADDRESS		CITY	STATE	ZIP
NA				
EMAIL ADDRESS NA				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed)			Total Lot Size (acres)	
We propose a code amendment that would create a permitted use in the REC Zone to allow long term occupancy of 30 days or more in RV Parks. See attached backup for additional details. - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				
			Size of Proposed New Building (square feet)	
			Number of Proposed New Units/Lots	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent 	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner	

- Council Workshop: Oct. 20
- Council hearing: Nov. 3

Support for Code Amendment to allow
Long Term stays of 30 days or more at an RV Park

RV Parks are great for a local economy. They generate 7.0% Sales Tax plus an additional 5.57% transient tax for a total of 12.57% tax on guests. RV Parks bring in tourists to spend out of town money into the local economy which benefits restaurants, gas stations, retail sales, repair shops, and more. RV parks are also taxed at commercial values and do not receive the 45% residential exemption on property taxes.

RV parks are expensive to build and require significant financial investment in infrastructure, data, paving, and amenities. Logan City needs a NICE RV park to encourage this tourism

RV Parks by far make more money on overnight guests. However, the season for overnight business is relatively short in Logan and completely dead in the winter months. In order for an RV park to survive, it must be able to operate and sell their spaces to a variety of guests and throughout the entire year.

It is our intention to build a nice RV park off Hwy 89 at approximately 1900 S 800 W in partnership with Stan Checketts. We intend to rent RV spaces to every single short term guest we can. We will make a lot more money doing so. And when we have spaces sitting empty, we would like to offer them for rent to transient guests such as construction workers, contract workers, and other temporary, transient guests that might need accommodations for longer than 30 days. This will give us the financial stability to finance and build a nice RV park in Logan. Without this variety of customers/guests, a nice new RV park will not be able to be financed in Logan.

Strict rules can be enforced to ensure that any guest staying longer than 30 days does not create any kind of nuisance (appearance, cleanliness, crime, noise, etc). Any guest violating rules can immediately removed from the park (even having them towed for immediate removal).

Allowing long term stays will allow a nice new RV park to be built in Logan to encourage more RVers to visit Logan.

Thank you.

A-OK RV Park Points for Extended Stays



LOGAN CITY

OCT 8, 2020



Site Features



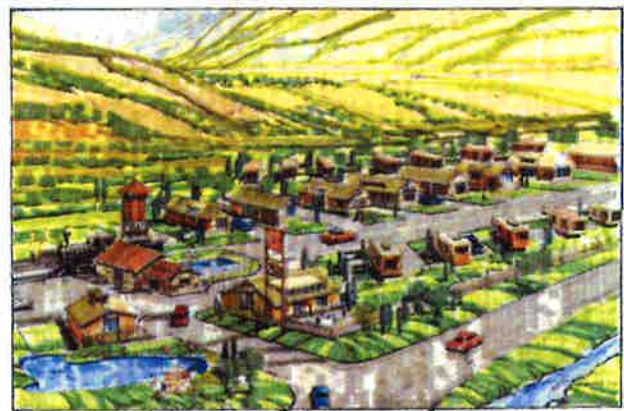
- Easy access to 89
- Walking distance to Logan River Golf Course
- Minigolf on site
- Mountain Views
- Site lends itself well to an outdoors/recreation type use



Potential Use -- A-OK RV Park



- **High Tax Revenue**
 - Sales Tax 7.00%
 - Transient Room Tax 5.57%
 - **Total 12.57% tax**
 - Highest taxable land use
- **Creates local jobs**
- **Patrons don't cook.**
Spend money at local restaurants and businesses



Different Stays

- **Overnight guests are most profitable**
 - Make as many spaces available for overnighters as possible in peak season
 - Maximize overnight stays
- **Seasonal – Can't survive winter with just overnighters**
 - Need to expand business operations for financial viability
- **Allow extended stay guests in vacant spaces**
 - Regulate to keep clean, safe, mobile
 - Would require ordinance change



Business Model

- **Rent as many RV spaces at daily rates**
- **Rent as many cabins at daily rates**
 - Family reunions, sporting events, outdoor escapes, corporate retreats, staycations, Glamping, friends of RVers, etc.
- **Excess spaces use for seasonal rentals**
 - Seasonal workers, seasonal contract employees
- **Let market dictate how we allocate nightly and extended stay availability**



Concerns with Extended Stays



- **Appearance**
 - Old RVs
 - Not mobile
 - Gear sprawl
- **Fear of guests taking up residence**
- **Crime**

Strict Park Rules



- **Enforcement of Park Rules will address all concerns**
- **Rules at AOK**
 - No RVs older than 15 years
 - No plywood siding or other unsightly siding
 - Background check on all extended stay guests
 - Zero crime tolerance policy (can tow RVs)
 - No mail, no businesses, must have other permanent residence
- **Must leave the park for a week after 120 days**
 - Ensures units are mobile
 - Keeps guests from sprawling