



PLANNING COMMISSION MEMO

MEETING DATE: August 23, 2021

AGENDA ITEM: Discussion of allowing short-term RV use on private property under certain conditions

Chaffee County is experiencing a housing crisis and many individuals and families are struggling to find accommodations in an unprecedented tight housing market. The City is looking at a variety of interim solutions to ease the housing burden. In conversations with the other jurisdictions, temporary use of RV's on private property for a limited duration is seen as an interim step that may ease the housing burden. This concept is NOT seen by the jurisdictions as a permanent solution to the housing issue, and is not being considered on a year-round basis.

Currently, the City limits the use of recreational vehicles on private property and only allows long-term occupancy in the Commercial (C-1) and Manufactured Housing Residential (R-4) zone districts with Administrative Review approval.

The City does not allow RV's to be lived in other than for short stays no more than 5 days in a 30 day period. Land Use Code 16-4-190(i).

- Recreational vehicles may be occupied for residential or commercial use for no more than five (5) days on private property within a thirty (30) day period. Otherwise, recreational vehicles shall be used for human occupancy only when permitted as a conditional use in accordance with this Chapter or when located within a lawful mobile home park or recreational vehicle park. Occupancy of a recreational vehicle for commercial or residential use in excess of this limit shall be deemed a long-term occupancy of such vehicle and shall only be permitted as a conditional use in designated zone districts in accordance with the standards of such underlying zone district and as specified herein

The consideration could be to allow RV's and campers on private property with administrative review approval from the date of adoption until May 1, 2022 for temporary housing in certain zone districts and possibly at Religious Organization properties subject to conditions. The possible conditions could include:

- The temporary use of a RV must be located on private property, and may not be within City rights of way
- No more than nine (9) months occupancy
- Occupant must be a Chaffee County resident who is locally employed
- No short-term rentals permitted
- There must be clear plan of how and where the gray water will be disposed of
- Quiet hours shall be between 10:00 pm and 7:00 am.
- Fire inspection prior to occupancy

The Code defines RV's as follows:

Recreational vehicle (RV) means a pickup camper, motor home, travel trailer, tent trailer or similar mobile unit which has wheels, is intended to be transported over streets, roads and highways as a motor vehicle or attached to a motor vehicle, and is designated primarily for use as a temporary unit for human occupancy.

Staff intends on engaging some larger vacant property owners to assess their willingness to allow recreational vehicles to set up on their property.

Staff would appreciate the input of the Commission on the temporary use of recreational vehicles on public property to help lessen the burden on local work force.