

PLANNING COMMISSION MEMO

WORK SESSION DATE: October 12, 2021

AGENDA ITEM: Discussion of allowing temporary recreational vehicle occupancy on private property under certain conditions

At the August 23rd Planning Commission work session we discussed the possibility of allowing Recreational vehicles to be occupied in certain zone districts on private property within the city.

The recent Chaffee County Community Foundation (CCCF) Survey of Salida businesses showed that approximately half of businesses have at least one employee living out of an RV or vehicle. Many of these vehicles are spread throughout the surrounding forests and "illegal" locations around the city which cause health and sanitation challenges and other social issues.

From the CCCF survey "In the last 6 months, how many of your employees have said"

	NONE	1	2	3	4	5 OR MORE	TOTAL
They are struggling with housing costs	20.00% 13	35.38% 23	10.77% 7	9.23% 6	9.23% 6	15.38% 10	65
They cannot find a place to live	29.23% 19	43.08% 28	10.77% 7	3.08% 2	7.69% 5	6.15% 4	65
They have quit due to housing	75.38% 49	21.54% 14	0.00% 0	0.00%	1.54% 1	1.54% 1	65
They are couch surfing (i.e. they have no formal lease or rental situation)	66.15% 43	21.54% 14	7.69% 5	1.54% 1	3.08% 2	0.00% 0	65
They are living in their cars or camping	73.85% 48	21.54% 14	1.54% 1	0.00% 0	3.08% 2	0.00% 0	65
They are currently living without a home	83.08% 54	12.31% 8	3.08% 2	0.00% 0	1.54% 1	0.00% 0	65
Comments (6)							

Concerns of the Commission from the August 23rd work session included:

- Bathroom facilities available
- Required setbacks
- Visibility of the RV on the property
- Additional parking required
- Tracking of the approved RV's
- Occupant must be a Chaffee County resident who is locally employed
- No short-term rentals permitted
- Notification of the neighbors
- No campfires
- No generators
- Concerns of the Fire and Police Departments (Fire and Police Departments comments are attached to this memo)

Both the Fire and Police Departments have valid concerns. One thing that was mentioned is that we are trying to add affordable housing by allowing temporary occupancy of RV's. The proposed temporary provisions are not intended to provide additional affordable housing but rather to address existing conditions of work force housing.

Attachments: Application for temporary occupancy of RV August 23rd Planning Commission memo Land Use Code Sec. 16-4-190(i) Fire Chief Comments Police Chief Comments