



REQUEST FOR COUNCIL ACTION

Title: RV Parking Ordinance Amendment

Preferred Agenda: January 10, 2023

Submitted By: Blair Larsen, Community & Economic Development Director

Reviewed By: Kelcey Young, City Manager

Type of Action: Resolution ____ Motion X Roll Call ____ Other ____

Relevant Code/Policy: SHMC 10.28 TRAILER HOUSES, RECREATIONAL VEHICLES, TRAILER PARKS AND RECREATIONAL VEHICLE PARKS

Towards Council Goal: Aspiration I: Desirable Community; Goal 3.2: Community Safety

Attachments: Ordinance Bill No. 3 for 2023 RV Parking

Purpose of this RCA:

The purpose of this RCA is to request approval and first reading of a proposed ordinance regulating the parking of travel trailers and recreational vehicles within the City.

Background/Context:

In recent years, the City has experienced a sharp increase in the number of travel trailers and recreational vehicles parking within public rights-of-way. This has resulted in increased complaints, a rise in costs and use of staff time for trash cleanup and parking enforcement, as well as safety concerns.

The City currently has no ordinance prohibiting the parking of travel trailers and recreational vehicles in available on-street parking spaces—they need only comply with parking rules, which typically allow parking for up to two days without moving the vehicle. However, if the RV or trailer is moved a minor distance every two days, it can be parked in the right-of-way indefinitely.

Recreational vehicles and travel trailers are designed for camping and recreating. Their use typically generates wastewater and garbage, much like a residential home. Typically, they are quite large, and dangerously block drivers' line of sight. It is often hard for drivers to see children or even adults between parked passenger cars—it is nearly impossible for drivers to see people behind RVs and travel trailers. Because they are so large, they typically occupy three or even four regular parking spaces, which severely restricts the supply of parking for passenger vehicles.

Staff developed the proposed ordinance to respond to these issues. If passed, this ordinance would prohibit the parking of RVs and travel trailers in any public right-of-way, with two exceptions:

First, an adjacent property owner could park an uninhabited RV for up to five days every month, as long as it is parked in front of their property. This allows a resident to pack, unpack or otherwise maintain their RV at their own home.

Second, RVs could park anywhere on Main Street or Long Street between Holley Road and 18th Avenue for up to two hours. This exception allows tourists traveling in RVs to patronize our local businesses.

The Challenge/Problem:

How does the City address the impact of and safety concerns regarding the parking of RVs and travel trailers on public rights-of-way?

Stakeholders:

- Sweet Home Residents – Residents deserve safe neighborhoods and streets and sufficient parking in residential and commercial areas.
- Sweet Home City Council – The City Council is responsible for enacting parking ordinances and regulations that meet the needs of residents, businesses, and visitors.

Issues and Financial Impacts:

This ordinance involves no financial impact to the City. Enforcement will require staff time, and, at least initially, increased towing costs.

Elements of a Stable Solution:

A stable solution includes the setting of reasonable restrictions on RV and travel trailer parking.

Options:

1. Do Nothing – If the Council chooses to do nothing, then RV parking will continue as currently allowed under City Code.
2. Motion to conduct a first reading of the proposed ordinance as presented – If the voting is unanimous, a second reading, by title only, may take place during the same meeting.
3. Motion to conduct a first reading of the proposed ordinance with changes – The Council may make changes to the proposed ordinance. If the voting is unanimous, a second reading, by title only, may take place during the same meeting.
4. Direct Staff to research other ways to accomplish the same goals.

Recommendation:

Staff recommends option 2: Motion to conduct a first reading of the proposed ordinance as presented.