



ORDINANCE

NUMBER 25-315

AN ORDINANCE AMENDING SECTION 18.52.030 OF THE REVISED ORDINANCES OF DELTA CITY AS AMENDED, ("DELTA CITY ORDINANCES") PERTAINING TO RECREATIONAL VEHICLE PARK RENTAL AGREEMENTS.

The City Council of the City of Delta, Utah (referred to herein as the "City Council"), recites the following as the basis for enacting this Ordinance.

A. Delta City desires to amend its recreational vehicle parks ordinance relating to requiring recreational vehicle parks to enter into rental agreements with individuals and entities for no more than 29 days, specifically Section 18.52.030 of the Revised Ordinances of Delta City.

B. The City Council has determined it to be in the best interest of the residents of Delta City and to promote the health safety and general welfare of the residents of Delta City to amend Section 18.52.030 to require recreational vehicle parks to enter into rental agreements with individuals and entities for no more than 29 days.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Delta, Utah:

Section 1. Amendment of Section 18.52.030. Section 18.52.030 of the Revised Ordinances of Delta City as amended, is hereby amended as set forth in its entirety in **Exhibit A** which is attached to and incorporated in this ordinance.

Section 2. Effective Date. This ordinance shall become effective upon publication.

Section 3. Publication. This ordinance, or a summary thereof, is ordered published in the Millard County Chronicle Progress, a newspaper having general circulation within the city of Delta, Utah.

Section 4. Severability. In the event that any provision of this ordinance less than the entire ordinance is held invalid by a court of competent jurisdiction, this

ordinance shall be deemed severable and such finding of invalidity shall not affect the remaining portions of this ordinance.

Section 5. Repeal of Conflicting Ordinances. To the extent that any ordinance, resolutions or policies of the City of Delta conflict with the provisions of this ordinance, it is hereby amended to be in accordance with the provisions hereof.

PASSED AND ADOPTED by the City Council of the City of Delta, State of Utah on the 21 day of May, 2025 by the following Vote:

	Aye	Nay	Abstain	Absent
Kelly Carter	<u>X</u>	_____	_____	_____
KC Bogue	<u>X</u>	_____	_____	_____
Kiley J. Chase	<u>X</u>	_____	_____	_____
Nicholas W. Killpack	<u>X</u>	_____	_____	_____
Betty Jo Western	<u>X</u>	_____	_____	_____



John Niles
 JOHN W. NILES
 MAYOR

Sherril Westbrook
 SHERRI L WESTBROOK
 CITY RECORDER

Exhibit A

18.52.030 DEVELOPMENT OF RECREATIONAL VEHICLE PARKS

A. **Compliance With Requirements:** Any person, firm or other entity seeking to develop a travel trailer park or recreational vehicle park shall do so pursuant to the requirements set forth in this chapter.

B. Definitions:

1. Cabin: Cabin means a structure, the use of which may be for short-term housing, that is permanently affixed to the ground and shall comply with the building code and regulations of the state concerning buildings, electrical installations, plumbing and sanitation systems.
2. Park Trailer: means a transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and which does not exceed 400 square feet when constructed to ANSI A-119.5 standards, and 500 square feet when constructed to U.S. Department of Housing and Urban Development standards. A park trailer may be considered for use as a short-term residence within a recreational vehicle park, when it is permanently affixed to the ground and complies with the building code, and with all of the applicable state laws regulating the standards for structural adequacy, electrical installations, plumbing and sanitation systems, fire and life safety codes.
3. Service building: means any building in a recreational vehicle park used for recreational, maintenance, sanitary or office purposes which may be necessary for the development and management of the recreational vehicle park.
4. Tent means a collapsible structure of canvas or other material, stretched and sustained by poles and usually made fast by ropes attached to pegs or stakes hammered into the ground.

C. **Development Requirements:** Development requirements for travel trailers, campers and other recreational vehicle parks:

1. **Soil, Drainage, Topography:** The developer of a recreational vehicle park shall demonstrate to the Planning Commission that the soil, drainage system and topography are of such a nature that normal use of the recreational vehicle park will not create a substantial risk to the property on which the park is located, any adjacent properties or any person.
2. **Street Standards:** All streets located within the park shall conform to the following standards:
 1. All roads shall be improved with gravel, cinders, concrete or asphalt, and shall be in accordance with City specifications;
 2. All streets that provide ingress or egress from the park, or that connect to a public street, road or alley, shall be concrete or asphalt from the public street, road or alley for a distance to be determined by the Zoning Officer. The Zoning Officer shall require a distance of concrete or asphalt sufficient to ensure that ingress and egress can be done safely, and, at a minimum, that all possible or potential traction tires of vehicles will be upon concrete or asphalt while entering or exiting the park;
 3. All street grades within the recreational vehicle park shall strictly conform

to City specifications; and

4. Improved street widths must have a minimum of twelve feet (12') of improved street for one-way roadways and a minimum of twenty feet (20') for two-way roadways.
 3. **Vehicle Spaces:** All travel trailer or recreational vehicle spaces in a park shall conform to the following specifications:
 1. Travel trailer or recreational vehicle spaces in the park shall have an average of at least one thousand (1,000) square feet;
 2. All travel trailer or recreational vehicle spaces shall be designed in such a way so as to allow at least a twenty foot (20') setback from the trailer or recreational vehicle site to any dedicated public street.
 4. **Travel Trailer Site Width:** Each travel trailer site shall have an average width of twenty five feet (25'). Trailers shall be separated from each other and from other structures by at least ten feet (10'). Awnings or steps shall, for this separation requirement, be considered part of the trailer.
 5. **Travel Trailer Site Frontage:** Each travel trailer site shall abut directly upon a travel trailer park street for a minimum distance of twenty feet (20'). Alignment and gradient shall be properly adapted to topography.
 6. **Travel Trailer Density:** Not more than one travel trailer shall be placed on a travel trailer site.
 7. **Site Coverage:** The travel trailer and accessory structures shall not cover more than seventy five percent (75%) of a travel trailer site.
 8. **Utilities:** All travel trailer or recreational vehicle parks within the City shall install and maintain utilities that comply with all health and safety standards of the City and the State.
 9. **Removal Of Wheels:** There shall be no removal of axles, wheels or tires from a travel trailer or other recreational vehicle located within a travel trailer park, except for emergency or temporary removal to accomplish repairs.
 10. **Minimum Park Area:** No travel trailer park area shall be constructed on a partial property area that has an area of less than two (2) acres.
 11. **Public Toilets:** All travel trailer or recreational vehicle parks shall have on premises public toilet facilities in such a quantity so as to adequately meet the needs of the park tenants and visitors, as determined by the Public Works Director or designated public health official.
- D. Permitted Uses.
1. Spaces or lots in recreational vehicle parks may be used by a recreational vehicle or equivalent facilities constructed in or on automotive vehicles, or tents, or other short term housing devices, park trailers, or cabins.
 1. Cabins or park trailers utilized for short term use may comprise no more than ten (10) percent of the permitted spaces or lots, and shall not exceed a maximum of 1,000 square feet each in size.
 2. Non recreational services and administrative buildings are permitted.
- E. Accessory Building or uses. Accessory buildings and uses customary to recreational vehicle parks and primarily as a convenience for guests of the park are permitted as follows:

1. Laundry facilities
2. Golf courses, playgrounds and picnic areas.
3. Recreational and game courts.
4. Swimming pools.
5. Managers residence.

F. Renting of Vehicle Spaces. Recreational vehicle parks shall enter a written rental agreement with each individual or entity that rents a vehicle space. The rental agreements shall be for no more than twenty-nine (29) days. After an individual or entity has leased a vehicle space for twenty-nine (29) days, then upon mutual agreement, the recreational vehicle park and the individual or entity may enter into another rental agreement for no more than twenty-nine (29) days. There is no limit on the amount of twenty-nine day rental agreements a recreation vehicle park may enter with an individual or entity.