



ORDINANCE 151 - 2021

A ZONING ORDINANCE ADDING CHAPTER 17.118 RV PARK ZONE (RV-1) TO TITLE 17 ZONING OF SALINA CITY MUNICIPAL CODES.

PREAMBLE

WHEREAS, pursuant to citizen request to the Planning and Zoning Commission, a recommendation was made to the Mayor and City Council of the City of Salina to consider adding Chapter 17.118 RV Park Zone (RV-1) to Title 17 Zoning of Salina City Municipal Codes; and

WHEREAS, the Planning and Zoning Commission of Salina held a public hearing on March 18, 2021 on this change to the zoning code as recommended by the Planning and Zoning Commission pursuant to §§10-9-402 and -403 Utah Code annotated 1953; and

WHEREAS, the Mayor and City Council of the City of Salina believes it will be in the city's best interest to add a Chapter 17.118 RV Park Zone (RV-1) to Title 17 Zoning of Salina City Municipal Codes, by amendment to the city's zoning ordinance.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SALINA, SEVIER COUNTY, STATE OF UTAH:

Section 1: Preamble: The recitals in the Preamble are enacted to be deemed a Part of this Ordinance and hereby declared to express the intent hereof.

Section 2: Chapter 17.118: **RV Park Zone (RV-1)**

Purpose and intent: The Recreational Vehicle Park Zone (RV-1) is intended to provide an easily accessible but temporary location for RV owners to stay while traveling or visiting the area.

Section 17.118.010: **Development of Recreational Vehicle Parks**

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.

- A. 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.
- B. Site Coverage: The travel trailer and accessory structures shall not cover more than seventy-five percent (75%) of a travel trailer site.
- C. Utilities: All travel trailer or recreational vehicle parks within Salina City limits shall install and maintain utilities that comply with all health and safety standards of Salina City and the State of Utah.
- D. Public Restrooms: All travel trailer or recreational vehicle parks shall have on premises public toilet facilities in such a quantity to adequately meet the needs of the park tenants and visitors, as determined by the Public Works Director.
- E. Removal of Wheels: There shall be no removal of axles, wheels or tires from a travel trailer or other recreational vehicle located within a RV park, except for emergency or temporary removal to accomplish repairs.
- F. Length of Stay: No space within the park may be occupied by the same recreational vehicle for more than 60 consecutive days.

Section 17.118.020: Site Development Standards

Street Standards: All streets located within the park shall conform to the following standards.

- A. All roads shall be improved with gravel, cinders, concrete or asphalt, and shall be in accordance with Salina City specifications.
- B. 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 Salina City Engineer. The Salina City Engineer 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.

- C. All street grades within the recreational vehicle park shall strictly conform to Salina City's specifications.
- D. 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.

Section 17.118.030: RV Park Lighting

Design and construct lighting in park to provide adequate light for residents but minimum disturbance of adjoining land owners. Lighting in park cannot distract traffic on any public streets or roads.

Section 17.118.040: Landscaping

Landscaped areas shall comprise not less than fifteen percent (15%) of an RV Park. Front and side yards adjacent to a public street, except those portions devoted to driveways and sidewalks, shall be landscaped.

- A. Irrigation Systems: When landscaping is required, a permanent irrigation system shall be installed to help ensure survival of plants, unless the landscape plans specifically indicate that the plants will not require artificial irrigation for establishment or to remain healthy. All irrigation systems and components shall be selected and designed for the most efficient use of water. Micro spray, bubblers, deep root watering systems and drip irrigation are suggested. Irrigation shall be designed and installed with suitable emitters or spray heads to avoid overspray beyond the area requiring irrigation.
- B. Trees (varieties approved by Salina City), shrubs, turf grass, perennial plants and ground cover plants can be used in landscaped areas.
- C. Decorative rock, mulch, brick, natural stone, boulders, and pavers to contain and mitigate migration of materials from materials from landscaping to surrounding areas can meet all ADA requirements.

Section 17.118.050: Sidewalks

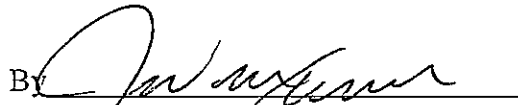
Sidewalk will be required along any front or side road adjacent to public streets. Sidewalks must meet the standards set forth by Salina City and meet all ADA requirements.

Section 4: No other sections or provisions of the code shall be affected.

Section 5: Effective Date: This ordinance shall become effective immediately upon adoption, posting, and publication of a summary in the Salina Sun as provided in §10-3-711, Utah Code Annotated 1953, as amended.

PASSED AND APPROVED this 14th day of April, 2021.

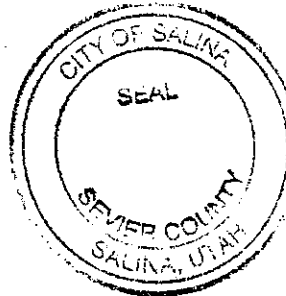
CITY OF SALINA

BY 
Jed Maxwell, Mayor

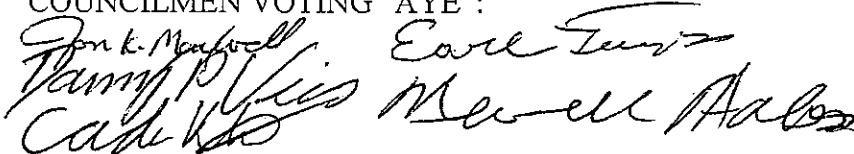
ATTEST:


Ashlee Larsen, City Recorder

(Seal)



COUNCILMEN VOTING "AYE":



COUNCILMEN VOTING "NAY":