

**CITY OF LOGAN, UTAH
ORDINANCE NO. 21-02**

**AN ORDINANCE AMENDING TITLE 17 THE LAND DEVELOPMENT CODE
OF LOGAN CITY, UTAH**

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN,
STATE OF UTAH AS FOLLOWS:

SECTION 1: That certain code entitled "Land Development Code, City of Logan, Utah"
Chapters 17.14 Public Zone Uses and 17.62 Definitions are hereby amended as attached
hereto as Exhibit A.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____
THIS DAY OF _____, 2021.

AYES:
NAYS:
ABSENT:

Mark A. Anderson, Chair

ATTEST:

Teresa Harris, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for
approval or disapproval on the ____ day of _____, 2021.

Mark A. Anderson, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of _____,
2021.

Holly H. Daines, Mayor

EXHIBIT A

LAND DEVELOPMENT CODE 17.14.050

CITY OF LOGAN • LAND DEVELOPMENT CODE

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17.14: Public Zone Uses

Land Use	Zones	
	PUB	REC
Municipal water well, reservoir, or storage tank	C	C
Commercial Uses		
Major Entertainment Events	N	C
Office – general government only	P	P
Commercial Parking	C	N
Outdoor Recreation and Entertainment	C	C
Golf course	C	C
RV Parks ~~short term occupancy (less than 30 calendar days)~~	N	C
Tent campground	N	C

LAND DEVELOPMENT CODE 17.62 pg. 62-23

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17.62: Definitions

“**Rail Lines**” means railroad tracks used for the movement of trains or light-rail passenger cars.

“**Recreation and Entertainment (Outdoor Facilities)**” means those large, generally commercial uses that provide continuous recreation or entertainment-oriented activities. Generally located outdoors, the uses are designed and equipped for the conduct of sports and leisure-time activities, and may include the following:

- A. “**Golf Course**” means a tract of land laid out and designed for the game of golf that may include a clubhouse, dining and snack bars, pro shop, and practice facilities.
- B. “**RV Park, Short-Term**” means any lot or parcel of land upon which a site is located, established, or maintained for occupancy by recreational vehicles for a fee as temporary living quarters for recreation or vacation purposes, for a period not to exceed ~~seven~~ ninety (90) days.
- C. “**RV Park, Long-Term**” means any lot or parcel of land upon which a site is located, established, or maintained for occupancy by recreational vehicles for a fee as temporary living quarters for recreation or vacation purposes, for a period longer than seven days.
- D. “**Non-vehicle Camping (Tents) in RV Park**” means a designated area within a Recreational Vehicle Park specifically established for occupancy by people with tents for sleeping and vacation purposes.
- E. “**Tent Campground**” means any lot or parcel of land upon which a site is located, established, or maintained for occupancy by people with tents for a fee for temporary vacation and recreational purposes.



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: January 25, 2021
FROM: Russ Holley, Senior Planner
SUBJECT: Ordinance **#21-02 RV Park Occupancy Code Amendment**

Summary of Planning Commission Proceedings

Project Name: RV Park Occupancy Code Amendment
Request: Amend the LDC
Project Address: Citywide
Recommendation of the Planning Commission: **Approval**

On January 14th, the Planning Commission recommended the Municipal Council **approve** the RV Park Occupancy Code Amendment. The Planning Commission amended the original proposal by the applicant from multiple 90 days stay options to no more than 90 days maximum.

Planning Commissioners vote (7-0):

Yea: T. Nielson, S. Goodlander, R. Dickinson, J. Lucero, E. Ortiz, R. Croshaw, D. Newman
Nay: none
Abstain: none

Attachments:

PC Meeting Minutes
PC Recommended Amendments
Staff Report (PC21-003)
Ordinance #21-02

PC 21-003 LDC Amendment – RV Park Occupancy - Code Amendment - McKay Winkel requests to propose a Land Development Code amendment that would create a permitted use in the Recreation (REC) zone to allow occupancy of up to 90 days or more in RV Parks with an option for the occupant to move to a different site for an additional 90 days.

STAFF: Mr. Holley reviewed the request to amend the Land Use Table for the Public (PUB) and Recreation (REC) zones in the Land Development Code (LDC) to conditionally permit long-term RV park occupancy within the REC zone. The applicant also proposes to amend the definition section of the LDC concerning RV Park occupancy. The current Land Use Table only allows short-term RV parks and defines those as less than 30 days in duration for recreation or vacation purposes. This request proposes to add a definition for long-term RV parks and define them as 90 consecutive day stays with the option to clean up and move to another slot within the park for subsequent 90-day stays.

This amendment request is associated with a proposed new RV park and rezone application from COM to REC for approximately 7.87 acres (PC 20-040) located near 2000 South and 800 West.

The Logan City General Plan clearly states that long-term residential land use for RV parks in the REC zone is prohibited. Even if moving to another slot every 90 days, this proposal will create opportunities to accommodate long-term residential uses inside RV parks. Staff would argue that negative impacts of RV parks are typically associated with long-term residential users rather than short-term vacation uses. For these reasons, along with better compliance with the General Plan, the LDC was amended three years ago to eliminate long-term occupancy within RV parks. As currently defined, RV parks are clearly meant for vacation and recreation purposes and not for residential purposes. RV's are designed and constructed for vacation and recreation purposes and not for long term residential purposes.

Affordable housing is a real issue in the city, but RV parks are not the best solution to that problem. Long-term RV parks do not contribute to the local economy in the way a short-term vacation-oriented RV park does. Staff is recommending denial of this request.

PROPONENT: Rick Whiting, representing the applicant, clarified that there is no intention of creating permanent occupancy. There is, however, a need for a longer stay provision. He suggested adding a "limit of one (1) 90-day extension allowed". He said there is no desire for any stays longer than 180 days.

PUBLIC: Emails in support, received from Kelsi Shaffer, Jay Gibbons, Kelly Gibbons and Ashley Northam were distributed to the Commission prior to the meeting.

COMMISSION: Commissioner Newman questioned how the occupancy would be monitored and/or enforced. Mr. Holley said it is complaint-based driven. Mr. DeSimone pointed out that in addition to enforcement, it is also a question of neighborhood and City character. The decision was made years ago to change it to 30-days to help retain a recreational type of use rather than a quasi-residential.

Mr. Holley answered for Commissioner Dickinson that there are two other residential mobile home parks in Logan – Traveland located at 2020 South Highway 89 and Riverside RV Park located at 447 West 1700 South, between the Blacksmith Fork river and the railroad tracks. These parks were established circa 1980-1990. The Code was changed to 30-day stays three years ago.

Mr. Housley, the City Attorney, weighed in on a procedural/formatting issue. If the Commission is inclined to recommend approval to the City Council, the regulatory language will need to be taken out

of the definition.

Mr. Holley answered for Commissioner Ortiz that most problems reported have been related to refuse and clutter.

Commissioner Lucero asked what the condition was before the change to 30-day stays. Mr. Holley said prior to that change, stays were indefinite.

Commissioner Dickinson understands the need for more than 30 days. Arizona has some parks that have 30-day stays with one move and another 30-day stay; no longer than 60 days. She does not think it should be allowed longer than 60 days.

Commissioner Newman sees the opportunity for people traveling to stay longer than 30 days, however, he also understands the concern for clutter. He likes the proposal for up to two (2) 90-day stays.

Mr. DeSimone said the current language indicates the requirement to move every 30 days. The City should not have to manage parks. From the City's perspective it comes down to "the character of area".

Commissioner Goodlander has talked to the manager of Traveland who indicated that they police themselves and do not let older trailers in. There are many people who come to Logan to spend the summer and to have to move a trailer every 30 days seems egregious. She is comfortable with 90-day stays.

Commissioner Lucero agreed that 90 days seems sensible. Complaints will need to be handled, whether it is 30 or 90-day stay.

Commissioner Ortiz said the intention of an RV park is not meant for long-term living. Problems associated with RV parks are nationwide, not just local. He thinks a 90-day stay would be fair.

Chairman Nielson thinks this could be a nice place, his concern is the current state of a couple of the RV parks and this is a tough call. This could set a precedent for future projects and he is concerned with how it will be adequately enforced.

Mr. Housley suggested mirroring the language from short-term into the long-term definition by adding "for a period not to exceed (certain amount of days)".

Mr. DeSimone said it would be easiest to consolidated short-term and long-term into one RV Park definition with a specified time limit. Commissioner Lucero agreed that two categories are not needed, combining into one definition is cleaner and simpler.

MOTION: Commissioner Goodlander moved to **forward a recommendation for approval** to the City Council for an amendment to the Land Development Code as outlined in PC 21-003 with one definition for RV parks to not exceed ninety (90) day stays.

Moved: E. Ortiz **Seconded:** D. Newman **Approved:** 7-0

Yea: Croshaw, Dickinson, Goodlander, Lucero, Ortiz, Newman, Nielson **Nay:** **Abstain:**

APPLICANT ORIGINAL PROPOSAL

17.14: Public Zone Uses

Land Use	Zones	
	PUB	REC
Outdoor Recreation and Entertainment	C	C
Golf course	C	C
RV Parks short term occupancy (less than 30 calendar days)	N	C
RV Parks long term occupancy (more than 30 but less than 90 days)	<u>N</u>	<u>C</u>
Tent campground	N	C
Miniature golf course and accessory recreation	N	C

a clubhouse, dining and snack bars, pro shop, and practice facilities.

“RV Park, Short-Term” means any lot or parcel of land upon which a site is located, established, or maintained for occupancy by recreational vehicles for a fee as temporary living quarters for recreation or vacation purposes, for a period not to exceed ~~seven~~ thirty (30) days.

“RV Park, Long-Term” means any lot or parcel of land upon which a site is located, established, or maintained for occupancy by recreational vehicles ~~for a fee as temporary living quarters for recreation or vacation purposes, for a period longer than seven days.~~ Patrons on an RV Park, Long Term, may stay up to 90 consecutive days. After 90 consecutive days, patrons may elect to clean up their space and move to a different space within the park for subsequent 90 day stays.

“Non-vehicle Camping (Tents) in RV Park” means a designated area within a Recreational Vehicle Park specifically established for occupancy by people with tents for sleeping and vacation purposes.

“Tent Campground” means any lot or parcel of land upon which a site is located, established, or maintained for occupancy by people with tents for a fee for temporary vacation and recreational purposes.

PLANNING COMMISSION

Recommended Changes

17.14: Public Zone Uses

Land Use	Zones	
	PUB	REC
Municipal water well, reservoir, or storage tank	C	C
Commercial Uses		
Major Entertainment Events	N	C
Office – general government only	P	P
Commercial Parking	C	N
Outdoor Recreation and Entertainment	C	C
Golf course	C	C
RV Parks ~~short term occupancy (less than 30 calendar days)~~	N	C
Tent campground	N	C

17.62: Definitions

“**Rail Lines**” means railroad tracks used for the movement of trains or light-rail passenger cars.

“**Recreation and Entertainment (Outdoor Facilities)**” means those large, generally commercial uses that provide continuous recreation or entertainment-oriented activities. Generally located outdoors, the uses are designed and equipped for the conduct of sports and leisure-time activities, and may include the following:

- A. “**Golf Course**” means a tract of land laid out and designed for the game of golf that may include a clubhouse, dining and snack bars, pro shop, and practice facilities.
- B. “**RV Park, ~~Short Term~~**” means any lot or parcel of land upon which a site is located, established, or maintained for occupancy by recreational vehicles for a fee as temporary living quarters for recreation or vacation purposes, for a period not to exceed ~~seven~~ ninety (90) days.
- C. “**RV Park, ~~Long Term~~**” means ~~any lot or parcel of land upon which a site is located, established, or maintained for occupancy by recreational vehicles for a fee as temporary living quarters for recreation or vacation purposes, for a period longer than seven days.~~
- D. “**Non-vehicle Camping (Tents) in RV Park**” means a designated area within a Recreational Vehicle Park specifically established for occupancy by people with tents for sleeping and vacation purposes.
- E. “**Tent Campground**” means any lot or parcel of land upon which a site is located, established, or maintained for occupancy by people with tents for a fee for temporary vacation and recreational purposes.



**Project PC #21-003
RV Park Occupancy Code Amendment**

REPORT SUMMARY...

Project Name: RV Park Occupancy Code Amendment
Proponent/Owner: McKay Winkel
Project Address: Citywide
Request: Code Amendment
Current Zoning: NA
Date of Hearing: January 14, 2021
Type of Action: Legislative
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **denial** to the Municipal Council for the RV Park Occupancy Code Amendment.

REQUEST

The proponent is requesting to amend the land use table for the Public (PUB) and Recreation (REC) zones in the Land Development Code (LDC) to conditionally permit long term RV Park occupancy within the REC zone. The applicant also proposes to amend the definition section of the LDC concerning RV Park occupancy. The current Land Use Table only allows short term RV Parks and defines those as less than 30 days in duration for recreation or vacation purposes. This request proposes to add a definition for long term RV Parks and define them as 90 consecutive day stays with the option to clean up and move to another slot within the park for subsequent 90-day stays.

This amendment request is associated with a proposed new RV Park and rezone application from COM to REC for approximately 7.87 acres (PC #20-040) located near 2000 South and 800 West.

17.14: Public Zone Uses

Land Use	Zones	
	PUB	REC
Outdoor Recreation and Entertainment	C	C
Golf course	C	C
RV Parks short term occupancy (less than 30 calendar days)	N	C
RV Parks long term occupancy (more than 30 but less than 90 days)	<u>N</u>	<u>C</u>
Tent campground	N	C
Miniature golf course and accessory recreation	N	C

Figure 1 shows the proposed code language addition in red ink

a clubhouse, dining and snack bars, pro shop, and practice facilities.

“RV Park, Short-Term” means any lot or parcel of land upon which a site is located, established, or maintained for occupancy by recreational vehicles for a fee as temporary living quarters for recreation or vacation purposes, for a period not to exceed ~~seven~~ thirty (30) days.

“RV Park, Long-Term” means any lot or parcel of land upon which a site is located, established, or maintained for occupancy by recreational vehicles ~~for a fee as temporary living quarters for recreation or vacation purposes, for a period longer than seven days.~~ Patrons on an RV Park, Long Term, may stay up to 90 consecutive days. After 90 consecutive days, patrons may elect to clean up their space and move to a different space within the park for subsequent 90 day stays.

“Non-vehicle Camping (Tents) in RV Park” means a designated area within a Recreational Vehicle Park specifically established for occupancy by people with tents for sleeping and vacation purposes.

“Tent Campground” means any lot or parcel of land upon which a site is located, established, or maintained for occupancy by people with tents for a fee for temporary vacation and recreational purposes.

Figure 2 shows the proposed code amendment struck out in black ink and underlined in red ink

GENERAL PLAN

The adopted Logan City General Plan (2008) Chapter 3.13 outlines REC land use within the city. It mentions RV Parks and specifically states that they should prohibit long-term residential land uses.

Recreation (REC) lands are primarily recreation and park facilities. They are typically publicly-owned, but may also include privately owned recreation facilities such as campgrounds, golf courses, and RV parks (long-term residential use is prohibited). This district includes both active and passive recreation (ball fields as well as areas for walking and sitting). The REC designation is a companion district to the Gateway District in that future public open space in gateways may be designated Recreation.

LAND DEVELOPMENT CODE

The LDC 17.13.030 describes the purpose of the REC zone and how these areas benefit the citizens of Logan City.

The purpose of the Recreation zone is to preserve and enhance public and private open, natural, and improved park and recreational areas, and to implement recreation and resource sustainability provisions of the General Plan. The Recreation zone is intended to be applied to publicly owned parks and recreation facilities as well as publicly owned open space. The classification may also be used conditionally for privately owned recreation facilities, such as a golf course, recreation vehicle park, or campground.

STAFF REVIEW AND SUMMARY

The Logan City General Plan clearly states that long term residential land use for RV Parks in the REC zone is prohibited. Even if moving to another slot every 90 days, this code amendment proposal will create opportunities to accommodate long-term residential uses inside RV Parks. Staff would argue that negative impacts of RV Parks are typically associated with long-term residential users rather than short term vacation users. For these reasons, along with better compliance to the General Plan, the LDC was amended three years ago to eliminate long-term occupancy within RV Parks. As currently defined, RV Parks are clearly meant for vacation and recreation purposes and not for residential purposes. RV's are designed and constructed for vacation and recreation purposes and not for long term residential purposes.

Affordable housing is a real issue in the city, but RV Parks are not the best solution to that problem. Long-term RV Parks do not contribute to the local economy in the way a short-term vacation-oriented RV Park does.

PUBLIC, AGENCY AND CITY DEPARTMENT COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comment had been received. No comments have been received from City Departments.

PUBLIC NOTIFICATION

Legal notices were posted on 1-2-21 and on the City's website and the Utah Public Meeting website on 1-7-21, and noticed in a quarter page ad on 12-29-20.

RECOMMENDED FINDINGS FOR DENIAL OF THE CODE AMENDMENT

The Planning Commission bases its decision on the following findings supported in the administrative record for this project:

1. The code amendment conflicts with the Logan General Plan that states that the REC land uses are not intended for long term residential uses.
2. The code amendment would result in incompatible land uses within close proximity as REC areas are typically positioned in areas near industry or in areas not ideal for residential land use.
3. This code amendment may likely result in additional citizen complaints related to clean up/appearance associated with RV Parks.
4. Long-term residential uses in RV Parks do not contribute the tourism and economic development in the City like short-term RV Parks do.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

☒ **Planning Commission** ☐ **Land Use Appeal Board** ☐ **Administrative Review**

Date Received 12/11/2020	Received By RA	Scheduled Meeting Date Jan 14	Zone NA	Application Number PC 21-003
Type of Application (Check all that apply):				
☐ Design Review ☐ Conditional Use ☐ Subdivision ☐ Zone Change ☒ Code Amendment ☐ Appeal ☐ Other ☐ Administrative Design Review				
PROJECT NAME Code Amendment – RV Park Occupancy				
PROJECT ADDRESS N/A			COUNTY PLAT TAX ID # N/A	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) McKay Winkel			MAIN PHONE # 801-377-8035	
MAILING ADDRESS 3651 S 100 East, #125		CITY Provo	STATE UT	ZIP 84604
EMAIL ADDRESS mckaywinkel@gmail.com				
PROPERTY OWNER OF RECORD (Must be listed) N/A			MAIN PHONE #	
MAILING ADDRESS N/A		CITY	STATE	ZIP
EMAIL ADDRESS N/A				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) We propose a code amendment that would create a permitted use in the REC Zone to allow occupancy of up to 90 days or more in RV Parks with an option for the occupant to move to a different site for an additional 90 days. See attached backup for additional details. - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				Total Lot Size (acres) NA Size of Proposed New Building (square feet) NA Number of Proposed New Units/Lots NA
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permit on behalf of the property owner.		Signature of Property Owner's Authorized Agent 		
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.		Signature of Property Owner NA		

**Supporting Information for the Requested Code Amendment to Allow Relatively
Longer-Term (But not Permanent) Stays at Logan RV Parks in the REC Zone**

Proposed Text Amendments:

- (1) The applicant requests an amendment to Chapter 17.14: Public Zone Uses - Land Use Table for the Public (PUB) and Recreation (REC) zones in the Land Development Code (LDC) **to conditionally allow long term Recreational Vehicle (RV) Parks in the REC zone.**
- (2) The applicant proposes to define long term RV Parks as those **that allow an occupancy duration of more the 90 days.** (The current Land Use Table only allows short term RV Parks in the REC zone and defines short term as less than 30 days in duration.)

Chapter 17.62 – Definitions - should thus be amended as follows:

B. "RV Park, Short-Term" means any lot or parcel of land upon which a site is located, established, or maintained for occupancy by recreational vehicles for a fee as temporary living quarters for recreation or vacation purposes, for a period not to exceed thirty (30) days

C. "RV Park, Long-Term" means any lot or parcel of land upon which a site is located, established, or maintained for occupancy by recreational vehicles. Patrons on an RV Park, Long Term may stay up to 90 consecutive days. After 90 consecutive days, patrons may elect to clean up their space and move to a different space within the park for subsequent 90 day stays.

This request is associated with the rezone application from COM to REC for approximately 7.87 acres (PC #20-040) located near 2000 South and 800 West.

17.14. Public Zone Uses

Land Use	ZONES	
	PUB	REC
Parks and Open Areas	P	P
Religious Institutions	N	N
State Services	P	C
Public Schools (K-12)	State law supersedes local zoning regulations	
Private schools (K-12)	N	N

Commercial Uses

Land Use	PUB	REC
Major Entertainment Events	N	C
Office - general government only	P	P
Commercial Parking	C	N
Foodservice and Lodging	C	C
Crafts	C	C
RV Parks short term occupancy (less than 30 calendar days)	N	C
RV Parks long term occupancy (more than 30 but less than 90 calendar days)		
Tent campgrounds	N	C
Manufacturing, wholesale and accessory recreation	N	C
Sales and service including food service permitted in order for Public or Recreation zones as a conditional use and provided they are accessory to a primary public or recreation use	C	C

Need for the Proposed RV Park in Logan

Logan City needs a nicely developed, upscale RV Park that will invite and encourage more tourism.

Economic Benefits

RV Parks are great for the local economy. They generate 7.0% Sales Tax plus an additional 5.57% Transient Tax for a total of 12.57% tax on guests. RV Parks bring in tourists who infuse out-of-town money into the economy. This benefits restaurants, gas stations, retail stores, repair shops and other local businesses. RV Parks are also taxed at commercial values and do not receive the residential exemption on property taxes. All these factors benefit the City.

Business Realities for RV Park Operators

RV Parks are expensive to build and require significant financial investment and commitment. Necessary infrastructure includes paving, landscaping, service buildings and other amenities.

RV Parks generate the most revenue by accommodating overnight guests. However, the season for overnight-business is relatively short in Logan and completely dead in the winter months. For an RV park to survive, it must be able to sell its spaces to a variety of guests throughout the entire year.

Proposal

We propose to build a carefully appointed RV Park off Hwy 89 at approx. 1900 S 800 West in partnership with Stan Checketts. We intend to rent RV spaces to every single short-term guest we can. This is how we will generate most of our revenues and profits. However, when spaces sit empty, we must be able to offer them to other guests such as transient construction workers, contract workers and other temporary guests. These guests generally need accommodations for more than 30 days, as currently allowed in the REC zone code.

We are committed to enforcing strict rules that WILL NOT allow guests to create any kind of nuisance – (appearance, cleanliness, crime, noise, etc.) Any guest who violates these rules will be removed from the park – even by towing, as necessary.

The current code can be amended to allow up to 90-day stays (instead of 30 days) and with an option to relocate within the park and stay for an additional 90 days (as currently allowed under the 30-day rule). This provision will enable us to proceed with our development but will not create 'permanent occupancy' and the concern about associated problems that have been noted in previous Planning Commission and City Council discussions.

Need & Benefit

By allowing stays longer than 30 days - the City will enable us to build an upscale RV Park in Logan that will enhance the community and stimulate the local economy.

The requested code amendment will help us justify the financial investment required to build a very nice upscale RV Park in Logan. Without the requested amendment to current code – we cannot viably proceed with our plans.

RV Parks

City	Permitted Zoning Districts	Length of Stay	Definitions/Additional Info
Kaysville City	Commercial	30 Days	No recreational vehicle park shall be used by one individual recreational vehicle for more than thirty (30) consecutive days, nor shall any space be rented or leased to any one individual for a period longer than thirty (30) days. 20 units per acre max. Recreational Vehicle Park - Any lot of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.
Brigham City	Commercial / Mobile Home	180 Days	No individual space in a recreational coach park shall be used by one individual coach for more than one hundred eighty (180) consecutive days, nor shall such space be rented or leased to any one individual for a period longer than one hundred eighty (180) days, except under the following circumstances and conditions: 5 acres or larger and at least 10 sites for RV's. No more than 20 RV's per acre.
Ogden City	Not Permitted Inside City Limits	NA	No Definitions or additional info.
Bountiful City	Not Permitted Inside City Limits	NA	RV Park - Any area where one or more travel trailer lots are rented for a relatively short term of occupancy to users of such items as travel trailers, tents, motor homes, etc.
Sandy City	Not Permitted Inside City Limits	NA	An existing Mobile Home Park may have a proportional amount of RV's
Draper City	Not Permitted Inside City Limits	NA	No Definitions or additional info.
American Fork City	Commercial	30 Days	Recreation or vacation vehicle court. An area or tract of land used to accommodate two or more vacation vehicles or camper units for a short period of time (less than thirty days).
Pleasant Grove City	Not Permitted Inside City Limits	NA	No Definitions or additional info.
Spanish Fork City	Pub/Rec	30 Days	Trailer Park offering short term rentals (Transient Facility) 30 days or less. RV - 400 SF or less built on a single chassis.
Provo City	PF Zone	No Spec.	Talked to the Planner and he could not locate a code section specifying a length of stay
Layton City	CP2 / M1 / M2	30 Days	Travel Trailer Park - short term rental period
Saint George City	PUD	No max.	Recreational Vehicle Park - Any property that has three or more recreational vehicles on it that are used as temporary dwelling is considered a recreational vehicle park.
Washinton City	Mobile Home/Rec. Veh.	30 Days	The occupancy of recreational vehicles for temporary residential purposes on rented or leased space