

4/7/15

Rich's Presentation To Supervisors:

We would like to emphasize to the supervisors that we do not think that Arizona Code, Title 9 Health Services, Article 5 Trailer Coach Parks was ever meant to apply to RVs. By the use of the word trailer in the heading of the article it clearly is meant to apply to trailers (mobile homes). Private citizens having RV guests visiting and having no intention of operating an RV Park should not be governed by this code.

Our citizens proposal specifies that RVs used as guest housing be limited to the permanent resident of the property and immediate family, or guests and their immediate family.

Our proposal states there shall be no fees or rental of any kind collected or exchanged between the guest and the property owner or tenant (if the property is rented or leased). We further propose that all utility and waste disposal hookups for these visiting RVs must be compliant with all applicable health and safety codes. This would take care of any safety and/or health code sewer or septic issues. We contend that it is unnecessary and ill advised to treat private citizens having RV guests visiting as though they are running an RV park.

While the 4 foot set back proposal does not affect many homes on larger lots, at many homes on smaller lots it will be impossible meet that standard. It would be legal to store an unoccupied RV but illegal to have anyone sleep in it. We have been told it is an issue of emergency access. When an RV is stored on the property there is no set back requirement and often access is very limited. In most instances with or without an RV stored there are block wall fences with locked gates severely limiting access. If the RV were occupied it is much more likely there would be someone available to move it and provide ample emergency access. Our citizens proposal states recreational vehicles used as short term guest housing shall not impede access by public or emergency services. It would seem the set back requirement is trying to address a problem that does not exist.