

To Commissioners of the Planning and Zoning Commission  
From Ken Parsons  
January 13, 2016

I am sorry that I was not able to attend this meeting on January 21, 2016. I was only notified on January 5th and we are principals in another organization that has a commitment for several years to be out of town during this entire week. I would ask the Commission to continue this discussion for one month so our members could be able to testify in person and answer any of your questions.

We all must keep in mind the economic impact of this RV issue...millions of dollars come into Pinal County from RVers, Snowbirds, and Canadians. This issue is VERY important to me as co-author and co-organizer of the RV Parking Committee. Our Committee consists of approximately 200 members mostly living in Arizona City and Maricopa areas. There are members in other parts of Pinal County but for committee membership we do not require city of address or whether the member is pro or con of the issues we represent.

Most RVers that purchased property in Pinal County were told that Pinal County welcomed RVers. In 2010 I purchased a home on a single lot in Arizona City only because I could store my RV on my own lot and have enough room for RV friends to stop for a night or two. Several of our RV visitors and other friends (12 totally) purchased property here. Soon I was rudely awakened to an urban problem...the chronic complainer. I learned during a Code Compliance visit that a 1962 RV Ordinance stated I could not have an occupied RV on my property...even my own. WOW, what a surprise!!

We became acquainted with Code Enforcement. We were advised that RV occupancy violations would have 30 days to comply before a Cease and Desist order would be issued and have another 30 days to comply. Being told I could violate an ordinance is not something I am comfortable doing. (Note: *I was also told about this compliance time by Planning Department Steve Abraham last week.*)

Back several years Code Enforcement informed us that a new RV ordinance was in the works. Our interaction with Code Enforcement gave us the impression that the Planning Department wanted to work with us to find an amicable solution. In the fall of 2013 there were 14 county wide public meetings...we attended three or four of these. A PowerPoint program with proposals was presented. Upon audience discussion, never was the proposal even close to acceptable by attendees. A second PowerPoint presentation was given the next year with the same negative result. Supervisor Smith asked our RV Citizens Committee if we would like to provide our own draft which we did. This draft was sent to all our committee members, all the Supervisors, and Pinal Planning. The RV Parking Committee members are mostly senior citizens who take pride in their property and respect their neighbors and the law.

I have obtained a copy of the Code Violations from 2014 (after several requests) and noticed that many complaints were filed on the same date and in the same area...up to 20 at a time. From confronting two parties that have filed complaints against me I know that my actions did not do harm or inconvenience the complainer in any way. In fact the complainers didn't live anywhere close to me or even see my home/RV from their home. They were just drive-bys. In talking to both of them they stated that they didn't like RVs parked anywhere and "those Canadians shouldn't be able to buy land and move here". I was told by Code Enforcement that if I purchased a lot behind me and put up a wall I wouldn't have any problems with Code Enforcement. That is what I have done so I can have RV visitors who stay for short periods of time.

The Thunderbird Farms area is a real puzzlement. We don't understand why there is a problem. Many Canadians have purchased homes with acreages so they can enjoy the winter Arizona weather with their horses. The property owners have a few friends come to stay on their property that also bring their own

horses. Because the complainer doesn't like RVs and Canadians, the complainer started using a 1962 RV Ordinance to file against the property owners. Since the only violation with any possible merit is "septic tank", the County has deemed it necessary to get involved. Keep in mind that the guest RVs are not permanent buildings but self contained RVs. Modern RVs have electric power, water, and sewer holding tanks. RV sewage tanks can be dumped off property if necessary. Even if the sewer was to be dumped into the septic tank, why would that be a violation for the land owner? What if the property owner had 6 friends move into his home. Would that be a violation of septic tank size? What if a home owner had 10 children living full time on that same septic system? A violation of Health rules would only come IF the owner didn't remedy a problem of sewage leakage. Pinal County counts the number of toilets to determine the size of a septic tank on a given property. Just because there are four RVs parked on the property does not necessarily mean 4 more toilets into the septic tank since RV's are self contained. Are RVers and Canadians being singled out for "discriminating treatment"? No one that I am aware of is trying to have an RV Park or gain wealth by hosting RV friends. If someone IS running a pay RV Park then we already have laws to handle that situation. I would be the first to report them.

We would suggest that Planning and Zoning Commissioners plus the County Supervisors realize that it is easier to increase restrictions if an actual problem is identified. It appears now that proposals are restrictive based on "what could be" instead of actual facts. It would be like a state trooper stopping and issuing a citation because your car is capable of speeding even though you were under the speed limit!

We do not wish to see Pinal County become known as UNFRIENDLY TO RVers. Other cities and counties in the USA have seen that negative impact. The economic loss to Pinal County would be great plus many hard feelings among current residents.