

IS PINAL COUNTY TRYING TO BECOME KNOWN AS “ UN-FRIENDLY”?

One would certainly think that was the case if you read Pinal County Planning Department’s new "Recreational Vehicles as Short Term Guest Housing" draft. They hope to finalize the ordinance by approval at the March 30, 2016 meeting of the Pinal County Supervisors. This would regulate RV parking in zones of un-incorporated areas of the county.

The good news: The new draft now allows residents to connect their own RV to electricity for trickle charging the battery.

The bad news...in any residential zone (CR1-CR5) no one is allowed to “occupy/sleep” in an RV. Short term visitors are completely forbidden and residents cannot sleep in their own RV. **More bad news...in all rural zones (CAR, SR, SR-1, SH, GR, GR-5, GR-10),** only one RV can be used as short term guest housing on a parcel at any one time. (See the full Planning Dept. Draft below).

Both Pinal County and RV citizens agreed several years ago that the ordinance (written in 1962) DID need to be updated. However, the Planning Department’s 2016 revision is not “RV friendly”. Initially in about 2013 Planning and Code Enforcement sought out RVer’s input. Since then a large and active group of District 4 citizens has been trying to cooperate with the Planning Department with limited positive results. District 4 Supervisor Smith suggested citizens submit a draft since there was not agreement with Planning’s recommendations. Extensive effort was made in doing just that and the draft addresses all concerns. The Citizen’s Draft was submitted to the Planning Dept. and Supervisors a year ago in winter of 2015. In fall of 2016 evidently there were two work sessions of the Planning and Zoning Commission without specific notice to the RV Citizen’s Committee. Our RV Committee Members in attendance at the third work session of the Commission on January 21 felt the ordinance specifics were already decided before our RV Citizen Group even testified. Now the next and final step in the adoption process will occur on March 30th at 9 am during a regular Pinal County Supervisors meeting. The Supervisors will listen to testimony from the public and then they will vote. If you don't act now it appears the Planning Department draft will become a finalized very restrictive to RVers ordinance.

What is the reasoning behind the Planning Dept.’s draft? Possibly concerns include:

Planning is using Health and Safety. The Citizen’s committee disputes the validity of that claim!
Chronic complainers...one complainer filed over twenty complaints in one day.

If you do not act now your out-of-town RV friends won't be allowed to stop for a short visit and you won't be able to have your visiting family stay in your RV either. None of the supporters for the Citizens Draft want a RV Park, just a temporary welcoming stop for friends. If you own property with space for an RV but don't own an RV...you will be affected if and when you sell your home. It appears that the Planning Dept. has given minimal concern for the economic impact of a non-friendly RV policy!

If you want to be on the RV Citizens Committee and receive updates send an email with your name, email and city to the committee organizers at rvissuespinalcounty@gmail.com .

RV Citizen's Committee Draft for Updating Pinal County Ordinance

2.185.060 Recreational vehicle storage.

Recreational vehicles may be stored on a parcel provided they conform to the requirements listed in PCDSC 2.185.050 and are not connected to any utility source other than electrical power and not in use for sleeping or living purposes. [Ord. 61862 § 3406

2.185061 Recreational Vehicles as Short Term Guest Housing

Recreational vehicles may be used as short term guest housing in any rural or residential area subject to the provisions of this section and other applicable codes. [Chapter 2.185 Section 2.185.050 and Chapter 2.151 Section 2.151.030]

Recreational vehicles used as short term guest housing shall be governed by the following provisions:

- A. Recreational vehicles used as short term guest housing shall not impede access by public or emergency services or create dangerous conditions either on the site where they are located or on immediately adjacent property. Recreational vehicles must be operational and parked in a manner that does not block sidewalks, driveways, entryways to other property and allows immediate removal if necessary in the event of an emergency.
- B. The number of recreational vehicles used as short term guest housing on any site is not limited provided that they do not violate provision (A) of this section.
- C. An established permitted use must exist on the property prior to utilization of a recreational vehicle as short term guest housing. The use of recreational vehicles for short term guest housing is temporary and is exempt from existing setback requirements of permanent or auxiliary structures.
- D. Recreational vehicles may be used as short term guest housing without a temporary use permit for a period not to exceed 15 days from the date of initial arrival on any given site. Recreational vehicles may not exceed the 15 day permit-free period regardless of movement to or from the site.
- E. Recreational vehicles may be used as short term guest housing for a period not to exceed 6 months provided that a temporary use permit is acquired.
- F. To accommodate the needs of visitors engaged in seasonal tourism, the following permit requirements are established:
 1. Permits for use of recreational vehicles as short term guest housing may be acquired by visiting the Pinal County Website and filing out the required form or by telephoning the appropriate county department and providing the necessary information and fee payment.
 2. The fee, if any, for issuing short term guest housing permits shall not exceed ten dollars.
 3. Once the short term guest housing permit has expired, it may be renewed at the discretion of the issuing authority.
 4. No inspection for code provisions is necessary to obtain a short term guest housing permit but onsite inspection by relevant county departments may be conducted at the discretion of the permitting authority to ensure compliance with applicable health and safety codes.
 5. Temporary Use Permits (TUPs) are subject to the requirements of this title.
- G. Procedure for TUP application for recreational vehicles used as short term guest housing:
 1. Application for a TUP on the applicable form provided by the county together with the required information, documentation and a nonrefundable filing fee shall be made to the appropriate county department.
 2. Property owner or the property owner's authorized agent shall provide the guest with written consent by completing the appropriate section of the application.
- H. The TUP application may include the following:
 1. An explanation of the use proposed and the duration of the request;
 2. Name of the permit applicant;
 3. Address of the subject property;
 4. Such additional information as may be requested by the permitting authority.

- I. Occupancy of recreational vehicles used as short term guest housing shall be limited to the permanent resident of the property and immediate family, guests and their immediate family and pets of the occupants of the recreational vehicle.
- J. 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).
- K. Utility and waste disposal hookups for recreational vehicles used as short term guest housing are permitted provided that there is compliance with all applicable health and safety codes.

(Notes below in red added by Citizen's Committee for clarification only.)

Pinal County Planning Department Draft

2.150.271 Recreational vehicles as short term guest housing.

- A. Recreational vehicles as defined in this title, may be permitted as short term guest housing in any rural zone subject to the following: **Note: No occupied RV's in residential zones**
 - 1. Duration not to exceed 15 days or up to six months with a temporary RV permit. The temporary RV permit application shall include:
 - a. Legal description and address of the subject property;
 - b. A letter of authorization for an agent, if applicable;
 - c. Sufficient information on sewage disposal to determine whether the provisions are adequate; and
 - d. Site plan as required in Chapter 2.200 PCDSC
 - 2. The recreational vehicle shall meet the required front yard setbacks for a main building and side and rear yard setbacks for a detached accessory building in the zoning district in which it is located.
 - B. An established permitted use must exist on the property prior to a recreational vehicle being permitted as short term guest housing.
 - C. Occupancy shall be limited to resident and/or guest; rental is prohibited and there shall be no fees collected in exchange for parking of the recreational vehicle.
 - D. Hook-ups such as electrical, sewer and water are permitted. Septic hook-ups will be permitted if the septic tank capacity is adequate as determined by the Community Development Department.
 - E. Residents may leave their recreational vehicle plugged in to keep the battery charged.
 - F. In no case shall there be more than one RV used as short term guest housing on a parcel at any one time. **Note: Only one occupied RV is allowed.**
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Make your voice heard. Email, write a letter or call each of the individuals below!

- Pinal County Supervisors - Mailing Address for all supervisors is 135 North Pinal Street, Florence, AZ 85132

Supervisor District 1, Pete Rios - Pete.Rios@pinalcountyyaz.gov
Phone 520 866 7830

Supervisor District 2, Cheryl Chase - Cheryl.Chase@pinalcountyyaz.gov
phone 520 866 6211

Supervisor District 3, Stephen Miller, Stephen.Miller@pinalcountyz.gov
phone 520 866 7401

Supervisor District 4, Anthony Smith, Anthony.Smith@pinalcountyz.gov
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Supervisor District 5, Todd House, Todd.House@pinalcountyz.gov
phone 480 982 0659

- Pinal County Planner, Himanshu Patel, 31 North Pinal Street, Bld F, Florence, AZ 85132; phone 520 866 6422 email Himanshu.Patel@pinalcountyz.gov