

Chapter 12.20

Travel Trailer Parks

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12.20.1 Purpose and Intent

Vacation vehicle courts may be constructed upon approval of the City Council subject to satisfaction of the following conditions and requirements:

1. Vacation vehicle courts are listed as a permitted use within the zone.
2. The proposed site contains an area of at least one (1) acre.
3. A plan showing the design and layout of the proposed court, shall have been submitted to and approved by the City Council in accordance with Section 12.8 herein.
4. All vacation vehicle courts shall provide adequate service facilities and shall comply with Section V-3 and Section II-7 of Code of Camp, Trailer Court, Hotel, Motel and Resort Sanitation Regulations of the Utah State Division of Health.
5. Adequate assurance shall be given that the court will be constructed and operated in accordance with plan and stipulations attached.
6. An annual license to operate shall be obtained from the City. It shall be unlawful to operate a vacation vehicle court without first obtaining a license from the City and said license shall be refused or revoked upon failure of the owner and/or operator to maintain the court in accordance with the standards and requirements as herein set forth at the time of approval.

12.20.2 Site Plan Approval Process

Each applicant for a travel trailer park shall submit a complete site plan including, at a minimum, the following information:

1. Application for the site plan approval shall be submitted on forms provided by the City and shall be accompanied by all maps and drawings, and a filing fee paid in accordance with the adopted fee schedule.
2. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
3. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
4. A complete landscaping plan showing the location, types and initial sizes of all planting materials to be used and the location of fences, walls, hedges, and decorative materials. The landscaping plan shall also indicate the irrigation system proposed to be used for maintenance.
5. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
6. The locations of solid waste receptacles and trash pick-up areas.

Upon receipt of the application, payment of the filing fee, and submission of the information listed above, the Planning Commission shall review the site plan and forward a recommendation to the City Council. The City Council shall hold a public hearing on the proposed site plan and approve, approve with conditions, remand the site plan back to the Planning Commission for further review, or deny the proposed site plan. The City Council may attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental affect to persons or property, or to protect the health, safety, and general welfare of the citizens of the City.

12.20.3 Appeal Procedure

Any person aggrieved by a determination of the City Council may request a hearing before the Board of Adjustment.

12.20.4 Issuance of Permit

A building permit shall not be issued for any building or structure, or external alterations until the provisions of this Section have been complied with. Any construction not in conformance with an approved site plan shall be considered a violation of this ordinance. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.