

March 12, 2018

Temporary Recreational Vehicle Parking at the proposed new location of the Journey Church-

Operational Plan-

This is a request to allow 12 Temporary RV parking spots at the proposed new location for the Journey Church. These spots would be used by church members from our National Church Charter Organization, while constructing the new church. These member will be here for the sole purpose of constructing the new church. It has been suggested that this occupancy be allow under the stipulations of a Special Use Permit. We understand the norm for this type of occupancy is for 30 days, with it renewable for additional periods of time, based on an acceptable standing of the occupancy and for an additional 30 days, upon which time, it would be reviewed again.

Site Location – The location of the proposed 12 RV's would be in the southeast area of the proposed church parking lot. (See attached RV site locations). The area would graded as called out for in the church construction Civil Engineering drawings. A layer of gravel would be placed for the RV's to use. Once the RV's leave, this area would receive final grading prior to asphalt paving.

Time Frame – It is requested that the allowed time for the RV's to be at the site be from May 1, 2018 until, or no later than October 31, 2018. This would be the worst case and could be shorter, if the work on the church is complete prior to that.

Temporary Services – It would be the intent of the church to have installed temporary water and sewer services to serve the 12 temporary RV's.

WATER - The plan is to install a water tap off the new 6" water service line to be installed to serve the church. This tap would be approximately 40' off the water main in the street. This water would need to have a temporary meter at or near the tap. This would be a 1" polybutylene line with 12 – 1/2" lines tapped off it to serve the RV's. There would be a hydrant at each RV location. This would be buried about 6" for convenience.

SEWER – The plan is to install a 4" PVC sewer line that would serve and have 12 RV connections to it. This 4" line would then be tied into the new 6" PVC line that is to serve the new building. This new temporary sewer line would be buried deep enough to meet sewer line slope drop requirements, but not frost.

Both the temporary water and sewer lines would be removed at the end of their use for the church construction. This removal would occur at the end of October of 2018.
(see attached water and sewer plans).

Temporary Electrical Services- It would be the intent of the church to have installed 12 temporary electric services for the RV's, with the appropriate electrical pedestals. These pedestals would have a 30 and a 50 amp breaker at each location. Coordination of the power supply hook-up would have to be done with West River Electric, and a temporary electric service would be located per the city standards,, and those of West River Electric. All the above mentioned equipment would be removed at the end of the RV occupancy.

Exceptions to Article 15, 15.52.080 Applicability.

The following property development standards shall apply for all travel parks established after adoption of this chapter.

(Ord. 5795 (part), 2012)

15.52.090 Area.

[Bookmark]<javascript:void(0)>15.52.090 Area.

No parcel of land containing less than 5 acres may be used for the purpose permitted as a travel park or recreational vehicle park. Parcels containing less than 5 acres and more than 3 acres may be allowed as a conditional use permit in accordance with § 17.54.030 and all other provisions of this article.

EXCEPTION REQUESTED – ALLOW THE 12 RV SPOTS IN A 4 ACRES.

(Ord. 5795 (part), 2012)

15.52.100 Density.

[Bookmark]<javascript:void(0)>15.52.100 Density.

A travel park shall be subject to the following density requirements: there shall be not less than 1,500 square feet of lot area for each space provided in the travel park; provided, however, that, maximum density shall not exceed 20 spaces per acre within the travel park.

EXCEPTION REQUESTED – ALLOW 1000 SF OF LOT AREA FOR EACH SPACE.

(Ord. 5795 (part), 2012)

15.52.110 Drainage.

[Bookmark]<javascript:void(0)>15.52.110 Drainage.

The travel park shall be located on a well-drained site properly graded to insure rapid drainage and freedom from stagnant pools of water.

(Ord. 5795 (part), 2012) OK

15.52.120 Yards.

[Bookmark]<javascript:void(0)>15.52.120 Yards.

Yards adjacent to public streets shall be a minimum of 25 feet in depth. Yards adjacent to property outside the travel park without an intervening street or other permanent open space shall be at least 75 feet in width; provided, however, that this open space requirement may be reduced to a minimum of 25 feet upon adequate fencing and vegetative screening to protect occupants of adjoining properties from adverse influences within the travel park. All yards shall be landscaped and maintained.

NO EXCEPTION REQUESTED.

(Ord. 5795 (part), 2012) 15.52.130 Internal streets.

[Bookmark]<javascript:void(0)>15.52.130 Internal streets.

Internal streets shall provide safe and convenient access to the spaces in appropriate travel park facilities. Alignment and grade shall be properly adapted to topography. Streets shall be paved with asphalt or portland cement concrete, and provide a well-drained surface. The roadway shall be of adequate width to accommodate anticipated traffic and shall meet the following minimum requirements:

A. Entrance and all 2-way roads (no parking): 25 feet;

B. One-way (no parking): 12 feet.

(Ord. 5795 (part), 2012)

15.52.140 Pedestrian walkways.

[Bookmark]<javascript:void(0)>15.52.140 Pedestrian walkways.

Access for pedestrians entering or leaving a travel park shall be by safe and convenient routes. The access need not be adjacent to or in the vicinity of vehicular access points. Where there are crossing of roads for pedestrians at the edge of the travel park, they shall be safely located, marked and controlled where necessary. Adequate provisions shall be made for mutual visibility of drivers and persons crossing at such points.

(Ord. 5795 (part), 2012)

15.52.150 Recreation area.

[Bookmark]<javascript:void(0)>15.52.150 Recreation area.

Not less than 10% of the area of the travel park shall be devoted to recreation area. The recreation area may include space for common walkways and related landscaping in block interiors; provided that, the common open space is at least 20 feet in width, as passive recreation space, but shall include at least half of the total required recreation area in facilities for active recreation, such as swimming pools, ball fields, shuffleboard courts, play lots for small children and the like, of a nature designed to serve the type of campers anticipated, and so located as to be readily available from all spaces free from traffic hazards.

EXCEPTION IS REQUESTED TO ALL THESE REQUIREMENTS. THERE WOULD BE NOT PERMENANT STREETS OR SIDEWALK OR RECREATION AREA CREATED. THERE WOULD BE PROVIDED A GRAVEL DRIVING AREA PROVIDED AS PER THE PLAN.

(Ord. 5795 (part), 2012)

15.52.160 Spaces.

[Bookmark]<javascript:void(0)>15.52.160 Spaces.

A. Vehicle access. Spaces shall be so located in relation to internal streets as to provide for convenient vehicular ingress and egress if the space is intended for use by wheeled units.

B. Maneuvering room. Where back-in or back-out spaces are used, appropriate maneuvering room shall be provided in the adjacent internal street and within the space, and where there are obstacles within potential maneuvering areas which might not be seen by a driver, the limits of the safe area shall be indicated in a manner clearly visible to the driver and ground blocks may be required to prevent backing into obstacles.

C. Numbered spaces. Spaces shall be numbered to facilitate location by emergency vehicles as approved by the city.

D. Pull-through preference. Where reasonably possible without excessive destruction of trees or other vegetation, particularly in campgrounds or portions of campgrounds intended for use by travel trailers, preference shall be given to a pull-through arrangement, so that no backing is necessary.

E. Tent spaces. Where spaces are to be used exclusively for erection of tents on the ground, it shall not be required to provide for vehicular access onto such spaces, but parking areas shall be provided within 100 feet thereof. If use is to be restricted to tents to be erected on the ground, the space shall have a level surface suitable for erection of a tent, free of rocks, roots or other impediments to the driving of pegs to the depth of at least 8 inches, and graded and drained to prevent flow of surface water into or under tents erected on it. NONE REQUESTED.

F. Sufficient area. No minimum dimensions are specified for spaces, but spaces shall be of such size and be so located and improved in the spaces as to provide for the types of units which are intended to use them. Each space shall provide sufficient area for occupation by the unit or tent that is suitable for the use as to grade, access, clearances, open spaces, etc. Within each space there shall be provided a living area suitably located and improved for outdoor use by occupants of units not to be occupied by units or towing vehicles, such space to be at least 10 feet minimum dimension and 200 square feet in area and so located as to be easily accessible from the entry side of units as normally parked and oriented within spaces. The clearance and open spaces specified herein and the boundaries of each space shall be clearly indicated.

EXCEPTION TO THESE REQUIREMENTS ARE REQUESTED.

G. Access to facilities. Spaces for dependent units shall be located within at least 300 feet by normal pedestrian routes of toilet, washroom and bath facilities. Spaces for self-contained units operating as such may be located more than 300 feet, but not more than 500 feet by normal pedestrian routes of toilet, washroom and bath facilities.

H. Parking area for wheeled units. Spaces for wheeled units shall provide a smooth, hard, dense, well-drained, dust-free surface level or of a grade not to exceed five percent. Parking areas shall be so located that, when used, clearances from units, including attached awnings and the like shall be as follows:

1. From units on adjoining spaces: 15 feet;
2. From common walkways, internal streets or parking areas: 15 feet;

3. From buildings containing uses not likely to disturb space occupants: 15 feet;
4. From portions of buildings containing uses which would be disturbing to space occupants: 25 feet.

EXCEPTION TO THESE REQUIREMENTS ARE REQUESTED.

Please call with any questions about this proposed occupancy.

Sincerely Yours,

A handwritten signature in black ink, appearing to read "R. Kelly", with a long horizontal flourish extending to the right.