



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Community Planning and Development Services
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MEMORANDUM

DATE: February 14, 2012
TO: Chairman and Members, Legal and Finance Committee
FROM: Brad Solon, Division Manager, Building Services *BS*
SUBJECT: Travel Park Ordinance – Comments from KOA

The Travel Park Ordinance resided in Title 12 Streets, Sidewalks and Public Places for many years. In 2012 when the Manufactured Home Park Ordinance was re-written, the Travel Park Ordinance was not. Community Planning Staff and Engineering Staff worked to re-write the ordinance in the same fashion as the Manufactured Home Park Ordinance and have the entire section moved to Title 15 Building and Construction.

Two of the three Travel Park had no comments. However, Al Johnson, representing KOA had several concerns. They were:

- The proposed fees were too high. The annual fee for the KOA would be as much as \$500,
- The proposed ordinance states that in order to expand, the park would have to comply with items such as paving, landscaping, storm water quality, and off-street parking,
- The proposed ordinance states that guest parking is required. (1 guest stall per 8 sites). KOA believes that no guest parking is necessary,
- The proposed ordinance states that engineering is required when plans are submitted for expansion,
- The proposed ordinance states that the campground is considered a commercial user and industrial pre-treatment is required,
- KOA is unfamiliar with the Infrastructure Design Criteria Manual, and
- The proposed ordinance states that sign permits are required for advertising signs within the park.

Staff's response is:

- The proposed fees are consistent with other similar fees. The current fees were adopted in March 1972 (Ord 1262),
- The current ordinance states that compliance with items such as paving, landscaping, storm water quality and off-street parking is required upon expansion of the legal non-conforming use,



- Guest parking was derived by following the Manufactured Park ordinance and requiring ½ as much (1:8); however, employee parking should still be required as well as some guest parking,
- SDCL 36-18A dictates when engineering is required, as well as the current adopted editions of the building codes,
- The current ordinance currently requires industrial pretreatment for commercial expansion,
- The current utility design manual would require compliance upon expansion of the park, and
- Sign permits should be required for advertising signs; otherwise the Sign Code would need to be amended.

Remember that the paving/air quality, storm water quality, plan submittal, and industrial pretreatment requirements are mandated by the state and federal government.

Staff Recommendation: Staff recommends new Title 15.52 be approved.

