

Staff Review of Possible Options for Trailer Parking

After staff review and considerable discussion of the below listed options, staff recommends that City Council approve the amendments to the trailer parking ordinance as listed on the coversheet.

Commercial Areas:

Concern: Safety and Aesthetics

Current Regulation: No regulation

Options:

Continue as currently allowed

Pros: No additional hardship placed on local businesses. Businesses will be able to park trailers in an area more convenient to their location.

Cons: Staff has received limited complaints stating that trailers parked on the roadside are difficult to see in low light situations.

Prohibit entirely

Pros: Increased motorist safety in low light conditions.

Cons: Businesses would have to find acceptable locations to park their trailers, possibly incurring additional expense for trailer storage. Inconvenience of having trailers stored in locations distant from their businesses.

Allow on street trailer parking during daylight hours

Pros: Businesses will have convenient access to their trailers they use for business purposes daily. No Storage Fees. Increased vehicular safety in low light situations.

Cons: Business owners will have to find some where to park their trailers at night. May lead to an increase of trailers in residential areas.

Allow parking on minor collector streets

Pros: This would keep trailer parking off of the large and busy streets, it would also keep them off of very small streets that do not have the space for on street trailer parking.

Cons: Citizens would still have the problems with low light conditions. The parking would have to be monitored on a case by case basis based upon safety concerns.

Allow trailer parking on one side of the road only

Pros: One side only parking would keep the streets from looking like a parking lot and narrowing the streets significantly.

Cons: It is possible that the owners on the side of the street trailers are allowed to park on would not like trailers always parked in front of their property.

Reciprocal trailer parking agreements with adjacent property owners to utilize existing off street parking.

Pros: This would keep parked trailers off of the streets. May allow trailer owners the opportunity to find legal parking near their place of business.

Cons: It is possible that we may end up with areas in town that will become trailer parking lots that some may find offensive.

Require property owners to construct additional off street parking

Pros: Once again this proposal would eliminate on street trailer parking.

Cons: Constructing additional off street parking is not possible in some areas. Increasing the amount of impervious surfaces could cause additional drainage problems.

City could build additional parking in commercial areas to allow for trailer parking

Residential Areas:

Concern: Safety and Aesthetics

Current Regulation: No on street trailer parking, No trailer parking in yards or driveways

Options:

Remove all trailer parking regulations

Pros: Would allow owners of trailers to park them in their yards, on the street and in their driveways. May relieve some of the trailer parking problems in commercial areas.

Cons: The aesthetics of neighborhoods without deed restrictions against trailer parking could be ruined. Safety of motorist and pedestrians may be jeopardized.

Maintain current ordinance

Pros: No changes to the city ordinance would be needed. Those that don't like trailers parked in residential areas would be satisfied.

Cons: It doesn't appear to be equitable to allow RV trailers, boats and motor homes to park in residential areas when much smaller less obtrusive utility trailers can not park in residential areas.

Allow utility trailer parking in private driveways with a trailer size maximum

Pros: Large obtrusive trailers would not be allowed.

Cons: Determining a one size fits all to residents trailer needs.

Allow utility trailer parking in private driveways with no size maximum

Pros: If you have a large driveway you could park a large trailer in it.

Cons: Large trailers parked in small driveways could cause the sidewalk to be blocked.