

AGENDA

Clallam County Planning Commission

Planning Commission Meeting of Wednesday, May 3, 2023, 6:00 p.m.

The Planning Commission will conduct a regularly scheduled meeting in Room 160 of the Clallam County Courthouse, 223 East Fourth Street, Port Angeles, WA 98362 and by Zoom, meeting number 857 7304 5582 with passcode 12345. Materials regarding past and upcoming meetings are available at: <https://wa-clallamcounty.civicplus.com/669/Live-Archived-Meetings-Online>

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. WELCOME**
- E. APPROVAL OF MINUTES:** April 26, 2023
- F. ANNOUNCEMENTS:**
- G. PUBLIC COMMENT – Please Limit Comments to Three Minutes**
- H. UNFINISHED BUSINESS:** None.
- I. PUBLIC HEARING:** None.
- J. WORK SESSION ITEMS:** Landscaping Ordinance

Park Model Placement Permit Ordinance
- K. PUBLIC COMMENT – Please Limit Comments to Three Minutes**
- L. GOOD OF THE ORDER**
- M. ADJOURNMENT**

Members:

Chair, Steve Gale & Vice-Chair, Ron Long
Robert Miller; N. Bonnie Booth; Jeff Carter; Thomas Butler; Kenneth Reandeau; Jane Hielman
Vacancy District 2

Department of Community Development Staff:

Donella Clark, Principal Planner; Greg Ballard, Senior Planner; Bruce Emery, DCD Director

MINUTES

Clallam County Planning Commission

Meeting of April 19, 2023, 6:00 PM

- A. CALL TO ORDER: The meeting was called to order at 6:00 p.m.
- B. PLEDGE OF ALLEGIANCE.
- C. ROLL CALL: Members present were Chair Steve Gale, Vice Chair Ron Long, Ken Reandeau, Thomas Butler, Robert Miller, Jane Hielman, Bonnie Booth, and Jeff Carter. Donella Clark, Principal Planner, Greg Ballard, Senior Planner, and Bruce Emery, Director, represented staff from the Department of Community Development.
- D. WELCOME: Chair Gale welcomed all in attendance.
- E. APPROVAL OF MINUTES: March 15, 2023 passed with one abstention
- F. ANNOUNCEMENTS: Sign Ordinance went through a public hearing with the Board. They requested adding a definition for electronic signs and will be holding a second hearing on May 2, 2024.
- G. PUBLIC COMMENT PERIOD: Jim McEntire commented that the Planning Commission should consider allowing existing vacation rentals to be grandfathered if new regulations are imposed. Should also consider capacity and ensure that any regulations considered do not stunt capacity for vacationers in our community.

Staff later commented that we have no way of grandfathering vacation rentals since we have no permits that have been issued for vacation rentals or park models. The current ordinance is intended as operation standards and does not intend to place a limit on number of vacation rentals. Bed and Breakfasts would be grandfathered based on the fact they receive a building permit prior to operation, but any new would have to meet the standards.
- H. UNFINISHED BUSINESS: none
- I. PUBLIC HEARING ITEM: none
- J. WORK SESSION ITEMS: Staff presented the changes to the draft Landscaping Ordinance. Staff will make changes and prepare the ordinance for a public hearing in late May/early June.

Discussion regarding transient accommodations ordinance began with a question of appropriateness to move it forward at this time. The City of Port Angeles is working on an inventory of vacation rentals to understand their impact to housing. Although many people have a feeling vacation rentals impact the market there is no empirical data. It was decided to table the item until additional information is collected and a discuss is had at a later date.
- K. PUBLIC COMMENT PERIOD: Warren Billups provided written and oral comment regarding desire for the Commission to look at defining accessory uses for agricultural activities.
- L. GOOD OF THE ORDER: Robert Miller informed the group that this meeting marked his 25th year on the Planning Commission.
- M. ADJOURNMENT: The meeting adjourned at ___7:45___ p.m.

Ordinance _____

Amending Title 33, Zoning, Chapter 33.53, Landscape and Lighting Requirements, of the Clallam County Code, to repeal all section of Chapter 33.53, Landscape Requirements and replace

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS:

Section 1. Section 33.53.010, Purpose, is created to read as follows:

The landscaping and lighting requirements specified in this chapter are intended to foster aesthetically pleasing development which will protect and preserve the appearance and character of the county. These regulations are intended to increase the compatibility of adjacent land uses due to development by minimizing the potential for noise, light, odor, visual, and stormwater impacts created from such uses. In addition, landscaping and lighting requirements assist with mitigating impacts of climate change. Plants sequester carbon out of the atmosphere and prevent against the heat-island effect by providing shade. Promoting efficient lighting can lower energy usage, and the use of lighting mitigation (fixtures, shields, timers, etc.) can help preserve the dark sky of the community.

Section 2. Section 33.53.020, Applicability, is created to read as follows:

The standards set forth in this chapter shall apply to the following:

- (1) Urban Density Subdivisions in Urban Growth Areas and Limited Areas of More Intensive Rural Development (LAMIRD) per Sections 33.22.300(2)&(3) CCC;
- (2) Multi Family development, RV Parks, and Mobile Home Parks
- (3) Public Institutions or Recreational Uses
- (4) Above Ground Utility Buildings or Facilities
- (5) Commercial and Light Industrial Development within fully enclosed structures
- (6) Commercial Uses (not within enclosed structures), Industrial Developments defined in 33.03.010(47) CCC, or including outdoor activities that generate substantial noise, odors, vibration, etc.
- (7) Expansion of existing building footprints or uses greater than 50% for above listed development.
- (8) Uses requiring landscaping as a condition of conditional use permits under Chapter 33.27 of this Title, and
- (9) Uses requiring landscaping in other sections of this Title.

Table 33.53.020 below provides the standard buffer requirements between existing and proposed uses (see attached).

Section 3. Section 33.53.030, Landscape Plans, is created to read as follows:

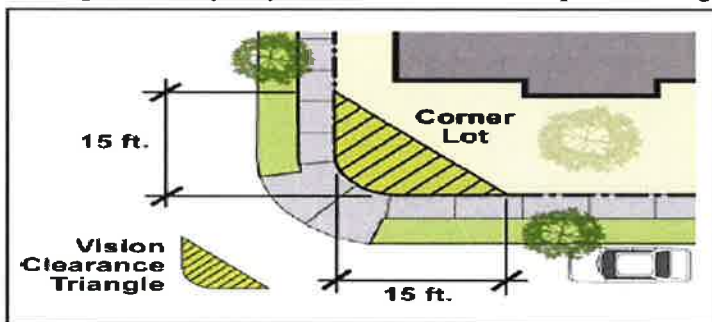
Landscape plans shall consist of a scaled drawing and narrative that contain the following information:

- (1) Proposed retention of existing vegetation and plant types.
- (2) The location of existing and proposed plants.
- (3) Spacing between individual plants.
- (4) Location, quantity, size and name, both botanical and common names, of all proposed plants.
- (5) Location of impervious surfaces and hardscape features.
- (6) Location and dimensions of all existing or proposed structures, property lines, easements, parking lots and driveways, roadways and rights-of-way, sidewalks, monument/freestanding signs, refuse dumpsters, fences, walls, freestanding electrical equipment, and stormwater facilities.
- (7) Location and specification of outdoor and security lighting and mitigation measures consistent with Section 33.53.090.
- (8) Proposed location of fencing, decorative block wall, berms, and/or hedges.
- (9) Location of a vision clearance triangle on corner lots.
- (10) Assurance that required landscaping/lighting is installed as designed and is successful throughout the lifetime of the proposal, as required under Section 33.53.110.

Section 4. Section 33.53.040, Landscape Requirements, is created to read as follows:

(1) General Requirements

- a. With the exception of invasive plant (Scotch Broom) or noxious weeds (as defined by WAC 16-750 of the Washington State Noxious Weed List or the Clallam County Noxious Weed Department), the retention of existing vegetation in place of new plants is encouraged and allowed.
- b. Vegetation shall not obscure line of sight at intersections of public roads or state highway.
- c. Corner lots shall maintain a vision clearance triangle consisting of an area in which no visual obstruction, such as a structure, signage, fence, tree or shrub higher than 24 inches above grade shall be permitted. Such triangular area shall have one angle formed by the front lot line and the side lot line separating the lot from the side street, extending 15 feet along both street frontages. The third side of the triangle shall be a straight line connecting the two lot lines at the 15-foot point on each (Section 33.20.050(4) CCC). No trees, shrubs or other visual obstructions over 24 inches in height shall be permitted along the street within the vision clearance triangle. Larger vision triangles may be required, based on the road classifications, as specified by city, state or federal transportation agencies or departments.



- d. Planting patterns throughout the landscaped area should promote tree and shrub spacing and clustering versus a linear planting approach.
- e. The Administrator or Hearing Examiner may consider limiting landscape visual screens and buffers to be located around the perimeter of the development site (as opposed to the perimeter of the entire lot) where only a small part of the lot and/or street frontage are developed. For example, requiring landscaping immediately around a small public utility

building and related improvements with a small footprint on a lot that is vacant or containing development not otherwise requiring landscaping subject to this chapter.

- f. Required landscape visual screens and buffers may include sidewalks and stormwater management features that are integrated with the landscaping design, provided the planting requirements are met and that the purpose and intent of this Chapter are met.
 - g. Vegetation along state or county right-of-way shall not obstruct or otherwise impact any roadway or sidewalk.
 - h. The planting of trees within 10 feet of sidewalks or parking areas shall require root barriers (minimum 18 inches in depth) to prevent root heaving.
 - i. Soil amendments and mulch are required to help maintain a healthy landscape.
 - j. Drought tolerant and native vegetation is encouraged as a means of reducing water use.
 - k. Noxious weed species (as defined in WAC 16-750 or by the Clallam County Noxious Weed Department) are required to be removed annually from all landscaped areas. Invasive species are required to be removed if they impact the achievement of the purpose of this Chapter.
 - l. Trees, shrubs, and ground cover shall have a survivability of 100% after the first year, 75% after the second year, and 66% after the third year. The landowner shall replace any dead trees, shrubs, and groundcover within 30 days of notification by the Administrator and to comply with these thresholds.
 - m. All landscaping shall be maintained in a healthy growing condition for the life of the development.
- (2) A landscape visual screen is required for the developed area of commercial, industrial public/industrial uses, above ground utilities/facilities, and zoning conditional uses along any property line adjacent to residentially zoned areas. New subdivisions and binding site plans located within an urban growth area or LAMIRD require a landscape visual screen along any property line adjacent to non-urban growth area lands to ensure compatibility with existing and potential land uses.
- a. The width of the standard visual screen planting shall be as specified in Table 33.53.020.
 - b. The standard visual screen shall include large trees planted 20 feet on center with 1 understory tree and two shrubs planted on 6 feet on center between the large trees.
 - c. The visual screen shall be comprised of a minimum 75% evergreen tree species.
 - d. Understory trees, shrubs (no more than 25% deciduous) and groundcover shall be interspersed between the larger trees and along the edges of landscaped areas to form a contiguous screen and to promote visually appealing landscaping.
 - e. As an alternative to the standard visual screen spacing outlined above, the trees and shrubs selected shall not exceed 75% of the projected width as specified in Table 33.53.070(A) CCC. For example, if a large tree has a projected width of 20 feet, a spacing of 15 feet on center would be required. Understory trees and shrubs with a projected width of 10 feet would be spaced at 7.5 feet on center.
 - f. The Administrator or the Hearing Examiner may allow the buffer width to be modified (minimum 5 foot width) provided that comparable landscaping is provided within the modified landscaped area to achieve a more visually appealing effect.

- (3) A landscape buffer is required along road frontages for all uses set forth in Section 33.53.020 CCC. A landscape buffer is intended to provide for the aesthetic character and visual enhancement of the development site.
- The standard landscape buffer shall be at least 10 feet in width and include an assortment of large evergreen and deciduous trees planted 25 feet on center.
 - The landscape buffer shall be comprised of a minimum of 50% evergreen species, with the remaining areas being comprised of deciduous or slowing growing trees.
 - A minimum of two understory trees or shrubs (no more than 50% deciduous) and groundcover shall be interspersed between the larger trees.
 - As an alternate to the standard landscape buffer spacing outlined above, the spacing of the trees and shrubs selected should provide twice the projected width as specified in Table 33.53.070(A) CCC. For example, if a large tree has a projected width of 20 feet, a spacing of 40 feet on center would be required. Understory trees and shrubs with a projected width of 10 feet would be spaced at 20 feet on center.
 - The Administrator or the Hearing Examiner may allow the buffer width to be modified (minimum 3 foot width) provided that a comparable landscaping is provided within the modified landscaped area to achieve a more visually appealing effect, provide larger landscape nodes, or to accommodate larger trees.
- (4) A Barrier comprised of solid fencing, block wall, berm, or hedge, may be allowed by the Administrator to reduce the required width of a landscape Visual Screen as specified in Table 33.53.020 CCC. For High, Moderate and Low potential impacts per Table 33.53.020 the barrier shall be as follows: High: a seven foot high solid barrier comprised of berms, solid fence, or wall or a combination thereof; Moderate: five foot high barrier; Low: three foot berm or hedge.

Section 5. Section 33.53.050, Parking Lot Landscape, is created to read as follows:

A minimum 5 foot wide landscape buffer shall be required along the perimeter of any parking lot subject to Section 33.53.020 with 10 or more parking spaces to ensure compatibility with adjacent land uses, minimize the view from county or private roads (serving more than 4 parcels), and to foster aesthetically pleasing development.

- The landscape buffer shall incorporate tree, shrub and groundcover plantings consistent with CCC 33.53.040(30), above.
- Surface parking lots, with more than 20 parking spaces shall provide landscaping islands at the end of every parking row with a maximum spacing of at least one island for every 12 parking spaces. Each island shall cover an area equivalent to one parking space and shall contain at least 1 tree, shrubs and groundcover.
- If the parking lot is located behind the building and is not adjacent to a residential zone or road frontage, landscaping islands are not required but are encourage.

Section 6. Section 33.53.060, Screening of services and utilities within uses subject to this Chapter, is created to read as follows:

The Administrator or Hearing Examiner may require screening of infra structure and services for uses subject to **Section 33.53.020** when deem necessary to meet the purpose and intent of this Chapter. This may include screening (i.e. solid wood fence, decorative block wall or hedges) of refuse disposal dumpsters, propane tanks, sani-cans, or above ground utilities, etc.

Section 7. Section 33.53.070, Plant Standards, is created to read as follows:

Type of Vegetation	Minimum plant/plant container size specification
Groundcover	1 Quart
Shrubs	2 Gallon
Trees	1.5" dbh*

*dbh – Diameter at breast height

- (1) Ground cover (evergreen or deciduous plantings) shall be planted at 3-foot spacing in all directions.
- (2) Shrubs (evergreen or deciduous plantings) should be planted ~~at 7-foot spacings~~ and in a staggered pattern throughout the landscape area to avoid a linear appearance. The Administrator may modify the spacing for shrub plantings based on expected height and width of species at maturity.
- (3) Native trees and shrubs are encouraged as they tend to utilize less water, provides habitat functions, and require less maintenance compared to non-native plants. To encourage their use, younger and smaller native trees and shrubs are allowed. The specification for native trees is 1-inch at breast height; the specification for native shrubs is #1 (gallon); and the specification for native groundcover is 4-inch containers.
- (4) The Administrator may allow the use of smaller sized trees, shrubs, and ground cover upon a demonstration that adequate stock of the sought-after species, or suitable substitute, are not reasonably available in the required specification size; and the plan is modified to increase the planting density of the type of vegetation commensurate to the reduction in plant size.
- (5) List of approved street trees and shrubs with expected height, width (insert when finished), ...

Section 8. Section 33.53.080, Alternative Landscape Plan, is created to read as follows:

Alternative landscape designs may be allowed if, upon review by the Administrator (for Type I & II Permits) or Hearing Examiner (for Type III Permits); the alternative design is consistent with the following:

- (1) Existing significant site constraints due to unusual lot size or shape, topography, soil conditions, existing development (buildings, utilities, power lines, irrigation lines, sidewalks, etc....), existing easement restrictions, or other unique circumstance are such that full compliance with these standards is impractical for such development or use;
- (2) Alternative visual screen landscaping designs and widths may be considered by the Administrator or the Hearing Examiner that provide for an effective, natural screen of the development site that is appropriate based on the existing conditions, zoning and existing and potential land uses to prevent nuisances and is aesthetically pleasing.
- (3) Alternative landscape buffer designs and widths may be considered by the Administrator or Hearing Examiner that promotes effective visual buffering of the development site.
- (4) The Administrator or the Hearing Examiner shall attach conditions to any alternative landscape plan or modification from the standards of this Chapter necessary to protect the public health, safety or welfare, or to assure that the spirit and intent of this chapter is maintained.

Section 9. Section 33.53.090, Outdoor and Security Lighting, is created to read as follows:

New outdoor, security, or other light source emitting from land uses shall be directed downward and shielded to prevent glare and light encroachment trespass onto neighboring properties and roads.

When new outdoor lighting has the potential to significantly impact adjacent uses or roadways, the Administrator may require a lighting plan. The lighting plan shall note the location, type, and intensity of lighting. The lighting plan shall demonstrate how location, type, and other mitigation measures (i.e. Shielding, downlighting, timers, motion sensors, etc.) will prevent glare and light trespass. Energy efficient outdoor lighting should be utilized unless it is demonstrated to be infeasible to meet the intended objective. For large or complex commercial, industrial, subdivision, multi-family, Shoreline, Zoning Conditional Use, or other projects requiring a public hearing, the Administrator may require the lighting plan to be prepared by a qualified professional. The approved plan shall be implemented as a condition of approval of required development permits. Any significant changes to the number of lighting fixtures, location, and intensity of exterior lighting will require an updated lighting plan to be approved by the Administrator.

Section 10. Section 33.53.100, Assurance of Landscaping, is created to read as follows:

The Administrator or the Hearing Examiner may require, as a condition of the granting of a development permit requiring an approved Landscaping Plan, that the applicant furnish security in the form of a bond, cash escrow account, an irrevocable letter of credit or other security acceptable to the County in its sole discretion, in an amount determined to be sufficient to complete the restoration and replanting of the property in accordance with the terms of the approved Landscaping Plan. The security shall be in an amount equal to 110 percent of the fair market value (i.e. bids or invoices) of the implementation of the approved landscaping plan, including material and labor costs.

The creation of a security account of the required landscaping may be required through a public hearing, or when the Administrator or the Hearing Examiner determines that the success of the landscaping is needed to ensure compatibility with the existing and/or potential adjacent land uses. The account shall be held by, or in the name of, the Clallam County Treasurer for a minimum of three years. and the Administrator may use the funds in the account to have the required landscaping installed as designed if the landscaping installed by the applicant is unsuccessful, or if the applicant does not replace dead trees and shrubs within 30 days of notification by the Administrator.

Alternatively, the Administrator may allow the landowner to sign a maintenance contract with a landscape company for up to 3 years to ensure that the landscaping installed is maintained, and that dead trees and shrubs are replaced within 30 days of notification by the Administrator. The Administrator may also require documentation with photos for up to 3 years to ensure that the landscaping in successful.

Section 11. Section 33.53.110, Enforcement, is created to read as follows:

(1) The Administrator is authorized to carry out inspections for the life of the project to ensure compliance with these landscaping standards.

(2) If required landscaping per the issued development permit is dead, altered, or not successfully implemented, then required landscaping shall be replaced within 30 days of notification by the Administrator. Alternatively, the Administrator may require a revised landscaping plan to rectify the unsuccessful landscaping.

(3) Any person who fails to comply with the standards contained within this Chapter and/or any person who fails to comply with a final written order may be subject to enforcement as outline in Title 20 of Clallam County Codes.

Section 12. Section 33.53.120, Effectiveness/No Retroactivity, is created to read as follows:

- (1) This Chapter shall become effective on [], 2023]
- (2) This Chapter shall be prospective in operation only.
- (3) The provisions of this Chapter shall not apply to existing required landscaping or approved landscaping plans for which all previously required permits were obtained and successfully implemented prior to the effective date.
- (4) The provisions of this Chapter shall not apply to a project or development not yet constructed provided that an appropriate residential or commercial building permit has been obtained and the permit bears a date prior to the effective date of this Chapter.

ADOPTED this _____ day of _____ 2023

BOARD OF CLALLAM COUNTY COMMISSIONERS

Mark Ozias, Chair

ATTEST:

Randy Johnson

Loni Gores, Clerk of the Board

Mike French

Table 33.53.020 Perimeter Landscaping Between Existing and Proposed Uses¹

Proposed Use	Existing Adjacent Use						
	Rural Residential	Urban/LAMIRD ⁴ Subdivisions	Multi-family, RV & MH Parks	Public & Recreational Use	Utility Building & Facilities	Commercial & Light Industrial ²	Com, Ind, & outdoor processing ³
Rural Residential Subdivisions		[L] LS(10) or Bar+LB(5)	[M] LS(15) or Bar+LB(10)	[L] LS(10) or Bar+LB(5)	[L] LS(10) or Bar+LB(5)	[M] LS(15) or Bar+LB(5)	[H] LS(25) or Bar+LS(10)
Urban/LAMIRD ⁴ Subdivisions	[L] LS(10) or Bar+LB(5)		[M] LS(15) or Bar+LB(5)	[M] LS(15) or Bar+LB(5)	[L] LS(10) or Bar+LB(10)	[M] LS(15) or Bar+LB(5)	[H] LS(25) or Bar+LS(15)
Multi family, RV & MH Parks	[H] LS(20) or Bar+LS(10)	[M] LS(15) or Bar+LB(10)		[M] LS(15) or Bar+LB(5)	[M] LS(15) or Bar+LB(10)	[M] LS(15) or Bar+LB(5)	[H] LS(25) or Bar+LS(15)
Public & Recreational Use	[M] LS(15) or Bar+LB(10)	[L] LS(10) or Bar+LB(5)	[M] LS(15) or Bar+LB(10)		[L] LS(10) or Bar+LB(5)	[L] LS(10) or Bar+LB(5)	[M] LS(15) or Bar+LB(10)
Utility Buildings & Facilities	[L] LS(10) or Bar+LB(5)	[L] LS(10) or Bar+LB(5)	[M] LS(15) or Bar+LB(10)	[L] LS(10) or Bar+LB(5)		[L] LS(10) or Bar+LB(5)	[L] LS(10) or Bar+LB(5)
Commercial & Light Industrial ²	[H] LS(20) or Bar+LS(15)	[M] LS(15) or Bar+LB(10)	[M] LS(15) or Bar+LB(10)	[L] LS(10) or Bar+LB(5)	[L] LS(10) or Bar+LB(5)		[M] LS(15) or Bar+LB(5)
Com, Ind, & outdoor processing ³	[H] LS(25) or Bar+LS(15)	[H] LS(25) or Bar+LS(15)	[H] LS(25) or Bar+LS(15)	[H] LS(20) or Bar+LS(10)	[L] LS(10) or Bar+LB(5)	[M] LS(15) or Bar+LB(5)	

Potential Nuisance potential between uses

Low [L]
Moderate [M]
High [H]

Standard Width (number of feet) and type landscaping

LB= Landscaping Buffer
LS= Landscape Screen
Bar= fence, wall, berm, or hedge
(#)=Required Standard Landscaping Width in Feet

Footnotes

1. Landscaping Requirement for Zoning CUP based on most similar use and determined by the Hearing Examiner
2. Commercial Use within a fully enclosed structures, and Light Industrial Use defined in Section 33.03.010(50)CCC
3. Commercial Use (not within fully enclosed building), Industrial Use defined in Section 33.03.010(47) CCC, and outdoor processing activities that generates substantial noise, odors, vibrations etc.
4. Applies to residential subdivisions in Urban Area and Limited Areas of More Intensive Rural Development (LAMIRD)



MEMORANDUM

Clallam County Department of Community Development

Date: April 26, 2023
To: Planning Commission
From: Donella Clark, Principal Planner
Re: Park Models

Clallam County Code does not currently recognize Park Models and the International Building Code does not regulate these as buildings. Park Models are regulated like RV's even though they are permanently placed on property. Because they are treated as RV's their placement does not require review and we have found them placed in setbacks in violation of the critical area and shorelines, and have also seen them used out of compliance with L&I's intended use as temporary, recreational and seasonal use.

Staff would like to propose an ordinance that would require a placement permit for park models within the Building and Construction Code, CCC 21. Through a permit the County would be providing assurance for those people purchasing park models for their placement and also ensure compliance with existing regulations such as connection to potable water and sewage disposal, rather than allowing park models to circumvent existing critical area, shoreline, and zoning regulations.

Issue/Problem	Concern	Solution
Uncertainty of legal placement	Clallam County Code does not currently recognize park models differently from RV's and therefore treats them as RV's, even though the placement is permanent.	Add definition of park models to differentiate them from RV's Require placement permit to legalize the placement.
Compliance with setbacks, shoreline, critical area	Placed on property just like a structure, but currently can circumvent setbacks or critical area buffers that stick built structures would have to meet.	Site plan submitted during permitting will be reviewed to ensure setbacks, shorelines, and critical areas and buffers are met.
Unknown sewage disposal	Park models do not have holding tanks. Without a review there is uncertainty regarding gray and black water disposal.	Require connection to septic system or an approved sewer connection, which can be verified during the permitting process.
Uncertainty of potable water	Water connections should be verified to ensure water is potable.	If water is provided potable water should be verified through the permitting process by Environmental Health.

Unknown drainage	Park models are placed and do not currently provide drainage like other structures would be required to provide.	Require drainage to be addressed on the site plan through the permitting process, just as other residential structures would require.
Park Models add value to property, but not all park models placed are being taxed	The Assessor's office has only 98 records of park models on property. Park models are taxed with value to property. Those Park Models not counted may not be paying their fair share of taxes unlike the 98 other park models that are being taxed.	DCD will share permitting information with the Assessor to allow equity of taxes paid for the park models placed on property.
Use/Occupancy of Park Models	L&I defines park models as temporary, recreational and seasonal use. Uses currently include housing, accessory housing, vacation rentals, medical hardships, and anything equivalent to stick-built structures. Since these are currently unregulated the placement of a park model could be used in addition to an Accessory Dwelling Unit. Current regulations do not allow the use of RV's as Accessory Dwelling Units, however if permanently placed appear to be treated as an ADU.	Clearly define appropriate uses. May require update to ADU standards if deemed appropriate. Want to prevent the increase of density beyond the primary and accessory housing allowed.
Equity with manufactured homes and stick built	Because Park Models are being treated like RV's they are allowed to circumvent building regulations, energy codes, setback, and taxes. If used similarly to single-family residences then the requirements should be equivalent to how we permit manufactured homes.	Park models do not meet building or energy codes and should be considered for temporary use only, unless placed in an RV park. Create equity of permitting standards to create equivalency with stick-built structures in an attempt to have people choose the later over park models.
Number of Park Models on property	County does not currently track the number of park models being placed on property.	Placement permit would help track the number of structures on a property.

CCC 21.06 Park Model Placement

- (1) Placement of a Park Model within Clallam County requires approval of a placement permit issued by the Clallam County Department of Community Development (DCD).
- (2) A Park Model **may not** be occupied until a Placement Permit has been issued and a final inspection performed and approved by the Clallam County Department of Community Development.
- (3) Only one park model may be placed on a legal lot zoned for residential purposes, unless located within an approved binding site plan established for that purpose.
- (4) Park models are designed for temporary, recreational, camping, or seasonal use as identified by Labor & Industries A119.5 and shall bare the L&I PMRV insignia through its lifetime.
- (5) A park model placed on property with a single-family residence will disqualify the property for an accessory dwelling unit, while the park model is present. Likewise, a property containing an accessory dwelling unit is not eligible for the placement of a park model.
- (6) Placement of a park model shall comply with all use and dimensional requirements of the County Code, including setbacks established in the Zoning Code, requirements of the Shoreline Master Program, Critical Areas Code, drainage requirements, and environmental health regulations.
- (7) Improvements to a site for the placement of a park model shall not disturb the native vegetation within a critical area, shoreline, or their associated buffers without compliance with Shoreline and Critical Area regulations. Park models shall not be placed in a designated floodplain.
- (8) Park models shall be secured with a system that meets the requirements per the manufacturer's installation instructions or, by engineered design, and shall be installed to prevent overturning and roof uplift.
- (9) Placement of park models shall require service connection to an approved means of sewage disposal, potable water supply, and electrical service.
- (10) Park models may have skirting and detached decks, but shall have nothing structurally connected or adjacent to the park model. Such accessory improvements shall be included and reviewed during the placement permit process.
- (11) An application shall be submitted to DCD Building Division on the appropriate forms and shall include the following:
 - (a) Site Plan showing the location of the park model, other structures, distances from property lines, distances from critical areas and/or shorelines.
 - (b) Means of managing stormwater runoff if the area of the park model and other impervious surfaces (e.g. decks, patios, driveways) of the site exceed 400 square feet.
 - (c) Source of approved water connection.
 - (d) Approved sewage disposal (ie. Sewer connection, approved septic system)
 - (e) Accessory improvemetns, such as decks, skirting, parking, access, etc.

Upon approval, this code shall apply to all existing and proposed park models placed on property within Clallam County. Previous use of a park model is not considered a vested use since a permit was never issued by Clallam County.

Definition:

“Park Model or Recreational Park Trailer” means a trailer-type unit primarily designed to provide temporary living quarter for recreational, camping or seasonal use as defined in the American National Standards Institute A119.5 standard for park trailers as defined by RCW 43.22.335.