

AGENDA

Clallam County Planning Commission

Virtual/Audio PC Meeting of April 21, 2021
Clallam County Courthouse
223 East Fourth Street, Port Angeles
6:00 p.m.

The Clallam County Planning Commission (PC) will conduct a virtual meeting appearing by BlueJeans.com video conferencing at 6 p.m. on April 21, 2021. If you would like to attend in person please contact Greg Ballard at (360) 565-2616 or by e-mail at gballard@co.clallam.wa.us so we make sure we meet Covid spacing and other requirements. The meeting can be viewed via live stream at <http://www.clallam.net/features/meetings.html>

Please call 888-748-9073 or 844-540-8065 if you would like to participate by phone or by video at www.bluejeans.com and enter Meeting ID: 787-154-983.

The information provided to the Commission in preparation for this meeting is available at: <https://websrv7.clallam.net/forms/uploads/PlanningCommissionPacket.pdf>

- A. **CALL TO ORDER**
- B. **PLEDGE OF ALLEGIANCE**
- C. **ROLL CALL**
- D. **WELCOME**
- E. **APPROVAL OF MINUTES** - Minutes from March 17 and April 7, 2021 (included in packet)
- F. **ANNOUNCEMENTS** – Shoreline Master Program Ecology comments received, FEMA workshops
- G. **PUBLIC COMMENT** - Please Limit Comments to Three Minutes
- H. **UNFINISHED BUSINESS**
- I. **PUBLIC HEARING: NONE**
- J. **WORK SESSION ITEM:**

Draft Ordinance Re: Recreational Use dated April 21, 2021

- K. **PUBLIC COMMENT** - Please Limit Comments to Three Minutes
- L. **ADJOURNMENT**

Members:

Chair, Jane Hielman & Vice-Chair, Scott Clausen
Robert Miller; Steve Gale; Ron Long; N. Bonnie Booth; M. Ingrid Carmean; Philip Giuntoli

Department of Community Development Staff:

Mary Ellen Winborn, Director;
Donella Clark, Principal Planner; Greg Ballard, Senior Planner;

MINUTES

Clallam County Planning Commission

Virtual Meeting of March 17, 2021

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 Vice-Chair Clausen, Steve Gale, Ron Long, N. Bonnie Booth, M. Ingrid Carmean and Philip Giuntoli. Chair Hielman and Robert Miller were excused. Donella Clark, Principal Planner, represented staff from the Department of Community Development, and Meggan Uecker, Utilities Program Manager, represented staff from Public Works Department.
- D. WELCOME: Vice-Chair Clausen welcomed all in attendance.
- E. APPROVAL OF MINUTES: A motion was made and seconded to approve the meeting minutes of March 3, 2021. Following a vote, the motion carried 6-0.
- F. ANNOUNCEMENTS: Staff is working with the Building Department regarding building and construction codes that may apply to a park model placement permit, and requirements of the Park Model Ordinance. Staff will bring the RV ordinance back in April to discuss.
- G. PUBLIC COMMENT PERIOD: Greg Madsen of Blyn provided comment regarding an enforcement action against Val Woodward. He read an email from DCD staff, and noted that there seems to be differences between the Hearing Examiner Order and what staff is allowing. Pictures of the site were provided to the Commission prior to the meeting, for review.
- H. UNFINISHED BUSINESS: None.
- I. PUBLIC HEARING ITEM: None.
- J. WORK SESSION ITEM: Presentation of the Draft Update-Clallam County Solid Waste Management Plan by Meggan Uecker, Clallam County Utilities Program Manager. The Plan can be viewed at: <http://www.clallam.net/PublicWorks/CSWMPUpdate.html>

RCW 70A.205.040 requires each county to cooperate with its cities to prepare a coordinated, comprehensive solid waste management plan. The Plan is to be updated every five years. Clallam County's current plan is from 2014. Public SWAC (Solid Waste Advisory Committee) meetings have occurred monthly since October 2019 to produce the preliminary draft plan. Chapters include: Collection, Waste Transfer, Disposal, Waste Reduction, Recycling, Organics, Miscellaneous Special Wastes, Regulation & Administration, and Implementation. The Plan recommends 105 actions. Public and Committee meetings are being conducted this month with adoption of the final draft expected in May.

Following the presentation, the Commission asked questions, and discussion was had.
- K. PUBLIC COMMENT PERIOD: None.
- L. ADJOURNMENT: The meeting adjourned at 7:18 p.m.

MINUTES

Clallam County Planning Commission

*Virtual Meeting of April 7, 2021
6:00 PM*

This meeting was not recorded due to staff being under quarantine restrictions and unable to access the Board room in the Clallam County Courthouse.

- 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 Vice-Chair Clausen, Robert Miller, Steve Gale, Ron Long, M. Ingrid Carmean and Philip Giuntoli. Donella Clark, Principal Planner and Greg Ballard, Senior Planner; represented staff from the Department of Community Development.
- D. WELCOME: Vice-Chair Clausen welcomed all in attendance
- E. APPROVAL OF MINUTES: March 17, 2021 minutes were deferred until next meeting
- F. ANNOUNCEMENTS: Diane Harvey has moved to the Sheriff's Department and Greg Ballard has been assigned the Stormwater Ordinance. The Small Project Manual will still be a part of the ordinance, but the ordinance itself will be shorter and might be available to review at the next meeting. Also, Tami Breitbach has left the County, which was noted as a big loss for the County. She was so helpful and organized.
- G. PUBLIC COMMENT PERIOD: None.
- H. UNFINISHED BUSINESS: None.
- I. PUBLIC HEARING ITEM: None.
- J. WORK SESSION ITEMS: RV Standards: Changes were made to previous copy, simplifying the table. Table 1 provides the number of days per region without the need for a permit, Table 2 is the number of days allowed in each region with a permit, and Table 3 is the number of RV's allowed on the property without a permit.

New sections were in yellow: Section 3 changed for Jane, indicating that legal lots in Clallam Bay/Seki, hooked up to water, sewer, and electric would not be limited to the number of days. People in the area will need to have a legal connection to the sewer through the Public Works Department. There are currently a lot of illegal connections.

Section 4 indicates that you would not need a permit for the number of days indicated in Table 1, but would need to declare the number of days if a complaint is received. Number of RV days is equal to the number of RV times the number of days on the property. On property over 2.4 acres suggest we allow one special event on property per year that would not be limited by Table 3, but would require a permit. Individual can have one RV per lot, rather than one per contiguous ownership, but this can only be for non-commercial use.

Park model section was completely removed.

RV placement must comply with all zoning, critical area, and shoreline standards. Existing developed areas could allow parking of an RV in critical area and shoreline buffers, but cannot require any new land disturbing activities.

Section 10 clarifies storage.

Section 15 turned out to be misleading since there are not many zones that allow outdoor-oriented recreation. Instead a person could just defer to Table 3 for the number of RV's allowed.

Table 2 provides the maximum # of RV days, minus your one special event, because the number of RV's times the number of days on site added together could deplete the number of days allowed per the table.

Section 17 requires a binding site plan and CUP if sites are being rented. The intent of the ordinance is to allow recreational use not commercial use of property. Families should be able to go out and enjoy their property together.

Section 18 would allow an RV to be used for a caretaker, requiring renewal of the permit every 3 years. If there is already an ADU and a house, an RV would not be permitted. The RV cannot be used as a primary residence either and the caretaker should live somewhere else and just be using the RV to take care of the person on the property.

Section 19 would allow the administrator to give an extension to the number of days for one RV to be used where there are no violations occurring provided permanent housing is being sought.

Information regarding the differences between park models and mobile homes was provided. The Building Official is unable to access the codes that explain the construction of park models. So staff is still unclear the number of days a park model should remain on a site, especially if in a channel meander zone or floodplain.

Commissioner comments:

Ron Long agreed there is no hurry to take up park models in this ordinance. Designed for temporary use but placed permanently.

Robert Miller thought it would be good to have an exemption for special events because it would better serve the public and would take away the number of days property owner would have to use their property.

Steve Gale believes the ordinance is going down a rabbit hole and does not address the concerns of the Commission. Use of RV's with no regard to public health and nuisance of waste was the original intent of the ordinance. It has turned into regulating RV use. Restricting use of land in different geographies does not make sense. Why allow permanent residences in Clallam Bay/Seki when that is probably the biggest problem area. There does not seem to be any good justification for the differences. The ordinance is moving in the wrong direction and is too restrictive.

Phil Giuntoli agrees that the ordinance is too restrictive. Do not want unregulated clutter and deface property values. Still confused why it is acceptable for Park Models to be permanent residences in RV Parks but not on private land. Moving the right direction but need to go back to the original intent of what are we trying to achieve?

Greg Ballard explained that the intent of the ordinance is to provide Code Enforcement a tool to regulate the unsightly RV sites in the County. Current codes state differences, such as the ADU standard which says an RV is restricted to 90 days, and the floodplain which states it must move within 180 days. This ordinance would state the number of days and provide certainty in what determines a violation. Code Enforcement needs help to stop encampments. Like the wireless communication codes we see differences in the regions. So staff customized the number of days. If there is sewage or garbage there is a violation. Seems that neighbors want to have permits because they do not want to be in violation, and most people want to follow the rules. Park Models are designed to be in parks but not sure if we want to allow them on every parcel in the county. An eight unit park model binding site plan was just recently approved by the Hearing Examiner with no issues. The number of days is mostly an issue when someone complains. Pierce County states 120 days only and staff moved the days based on Sequim being more restricted and PA a little less.

Steve Gale sees the need for a tool for Code Enforcement. Need to regulate the problem. Requiring a permit every time someone comes to use their property on a weekend seems cumbersome. Need a grace period when using their land appropriately.

Scott Clausen suggested that staff should focus on public health. They have a neighbor who comes for the summer which seems appropriate since there are no health concerns.

Ingrid Carmean suggested that section be broken up so it is clear what is allowed without a permit, with a permit and the other regulations that apply. Need to explain why the permit is important.

Ron Long sees a distinction between commercial use and recreation, requiring a permit for commercial uses so that the renter knows they are safe. Granting permits gives a sense of security and we want to be sure it is not a false sense.

Scott Clausen would like to have a more definitive statement in the temporary living quarters how many days after the building permit is finalized or expired that a person can remain in their RV. With other sections of the code stating dates, should there be some sort of supersede statement that this ordinance is the rule so there is no conflict.

Greg Ballard suggested that maybe the compliance portion should be moved to the top to show that if you do not have those health and safety measures you are in violation. Trying to be more permissive than Pierce County out west because of the recreation potential. Under an acre you probably should not have RV's as permanent use. Do not want people to have to continue going through the CUP processes for using their property.

Steve Gale recommended that staff start over and regulate what we care about and give code enforcement officers a tool. Going to send Greg suggestions to distribute to the rest of the commission.

Ron Long suggested that staff think about the person who is a land owner coming out to their property for a week here and there or the weekends and consider this an appropriate activity.

K. PUBLIC COMMENT PERIOD: None.

L. ADJOURNMENT: The meeting adjourned at __6:52__ p.m.

Chapter
Recreational Use
April 21, 2021

Purpose.

The purpose of this chapter is to protect public health, safety, and welfare of Clallam County citizens and the environment by providing standards for recreational use of property and provide guidance of process for commercial recreational use. It is also intended to acknowledge the use of RV's as permanent residences when placed within approved mobile home parks or RV parks.

Requirements for Recreational Vehicle use.

- (1) The term Recreational Vehicle (RV) is defined by RCW 43.22.335 as “a vehicular-type unit primarily designed for recreational camping or travel use that has its own motive power or is mounted on or towed by another vehicle. The units include travel trailers, fifth-wheel trailers, folding camping trailers, truck campers, and motor homes.” RCW 59.30.020 defines Recreational vehicles as ”a travel trailer, motor home, truck camper, or camping trailer that is primarily designed and used as temporary living quarters, is either self-propelled or mounted on or drawn by another vehicle, is transient, is not occupied as a primary residence, and is not immobilized or permanently affixed to a manufactured/mobile home lot.”
- (2) No person shall use a Recreational Vehicle as a dwelling, unless located within an approved/legal RV Park or mobile home park or within a legal lot of record located within the Clallam Bay/Seki Urban Growth Area with proof of public water, sewer, and electrical service. Except as addressed above residing in an RV more than 180 calendar days a year (or as outline in Table 1 below) is considered establishing a permanent residence. Upon a request by DCD (i.e. complaint received), the applicant shall provide evidence of compliance with these RV Standards.

TABLE 1- Number of days one RV is allowed per year per parcel

Comprehensive Plan Regional Planning Areas	Less than 1 acre	1 to 2.4 acres	2.4 to 5 acres	5 acres to 20 acres	Over 20 acres
Dungeness	30	60	120	180	240
Port Angeles	30	60	120	180	240
Straits	45	90	120	180	240
Western	60	90	180	240	365

- (3) For parcels over 2.4 acres in size, one special event (family re-union, hunting camp, etc.) per year for a maximum of 7 days would be excluded from the limitation found in Table 1 above.
- (4) Proof of black and gray water disposal shall be provided for use of an RV on property. Connection of the RV to a septic system or sewer must be approved by the Clallam County Environmental Health or Public Works Department. Sani-cans shall be screened from public view.
- (5) Solid waste must be properly disposed from the property. In the event of solid waste investigation, documentation of the disposal of solid waste in an approved facility will be required to be provided to Clallam County DCD.
- (6) No more than two unoccupied recreational vehicles of any kind may be stored on a property, and only one unoccupied RV may be stored on parcels under five acres.
- (7) RVs shall not be parked on a public roadway, right-of-way, or easement.
- (8) RVs shall be licensed and operable, and shall not include any fixtures or attachments such as decks, porches, attached skirting, etc. that would prevent the movement of the vehicle.
- (9) Adequate screening (including existing/proposed structures, fencing, berms, landscaping, etc.) from adjacent properties and roadways will be required of all RV units (and their appurtenances).
- (10) Generators shall not be operated continuously throughout the day and shall not operate between 10pm to 7am, unless on a parcel of 20 acres or greater.
- (11) Improvements to a site for the placement of an RV shall not disturb the native vegetation within a critical area, shoreline, or their buffers without compliance with Shoreline and Critical Area regulations. On pre-existing sites (developed prior to adoption of applicable regulations), RVs shall comply with the zoning, shoreline, and critical areas codes to the maximum extent possible.
- (12) Two or more electric and/or water hook-ups on a property constitutes an RV park and is subject to compliance with the underlying zoning. Renting of RV spaces requires compliance with the underlying zoning and approval of a binding site plan. If conditionally allowed RV parks with 4 or less spaces will not require approval of a binding site plan.
- (13) The Administrator may permit one temporary RV for a caretaker for commercial/industrial development, or documented medical hardship for a caretaker or immediate family member. The temporary RV requires renewal every three years upon proof on continuing need, and shall not be allowed if a primary & ADU is already located on the parcel, or if the caretaker RV is used for full time residency.
- (14) In situations of undue hardship, the Administrator may grant an extension of time of the number of days in Section 2 above (or Table 1) on a case-by case basis for 1 RV occupied by the landowner or immediate family, when these RV Standards are being substantially met, and provided that efforts to relocate or acquire permanent housing are underway.
- (15) Non-compliance with any of these requirements will subject the violator to civil penalties listed in Chapter 20.28 for non-commercial violators.

Temporary living quarters during construction.

During construction of a single family residence, the land owner may place an RV for temporary living quarters. Upon completion of the single family residence or expiration of the building permit the RV shall no longer be used as living quarters.

Tent and Yurts.

A property owner may dry camp without improvements using tents or yurts on their property for no more than 30 days. Camping may not be used as a permanent living arrangement.

If the land owner intends to create improvements to the property, or camp more than 30 days, or provide camp sites to the public, the owner shall comply with underlying zoning standards. If allowed outright, the applicant shall provide a site plan showing compliance with all zoning setbacks and critical area/shoreline buffers, provide a source of approved septic disposal, and if potable water is intended to be provided, an approved water system shall be noted. Platforms or stands 30" in height constructed for the placement of tents require issuance of a building permit. Any other structures must comply with Building Department standards.

Violation – Penalty.

Failure to comply with the provisions of this chapter shall be a violation. Violations of this code will be subject to civil penalties listed in Chapter 20.28 for non-commercial violations.

Pierce County

Chapter 18A.38
TEMPORARY DEVELOPMENT Amended [Ord. 2020-102s](#)

Sections:

- 18A.38.010 Purpose.**
18A.38.020 Temporary Uses Allowed – Number of Days Allowed. Amended [Ord. 2020-102s](#)
18A.38.030 Temporary Use/Duration and Frequency.
18A.38.040 Temporary Housing Community.
18A.38.050 Temporary Structures. Amended [Ord. 2020-102s](#)

18A.38.010 Purpose.

The purpose of this Chapter is to establish allowed temporary uses and structures, and provide standards and conditions for regulating such uses and structures. (Ord. [2013-85](#) § 1 (part), 2013; Ord. [2013-30s2](#) § 5 (part), 2013)

18A.38.020 Temporary Uses Allowed – Number of Days Allowed. Amended [Ord. 2020-102s](#)

A. The numbers in this Table represent the cumulative number of days the specific temporary use may be allowed on an individual property within any 12-month period. It is the applicant's discretion as to how the days are utilized throughout the 12-month period. A temporary use as listed below shall not be subject to parking provisions contained within Chapter [18A.35](#) PCC or the landscaping provisions of Chapter [18J.15](#) PCC. Produce and flower sales that are considered a permanent use as described in 18A.33.260 A., Agritourism, may be subject to Title [18J](#) PCC, Development Regulations – Design Standards and Guidelines, and parking provisions when the time frames specified herein are exceeded.

Table 18A.38.020-1. Temporary Uses Allowed-Number of Days Allowed							
Temporary Use Types and Number of Days Allowed	Urban Centers	Urban Districts	Urban Residential	Employment Center	Resource Lands	Rural Centers	Rural Residential
Produce (1)	120	120		120	120	120	120
Flowers (1)	30	30		30	30	30	30
Fireworks (1)(2)	14	14		14		14	
Christmas Trees (1)	45	45		45	45	45	45
Carnivals/Circuses (1)	14	14		14		14	
Community Festivals (1)	14	14	14	14	14	14	14
Garage Sales (3)	8	8	8	8	8	8	8
Parking Lot Sales (1)	14	14		14		14	
Camping and Recreational Vehicle Use (4)	120	120	120		120	120	120
Temporary Events (150 or more people)	(refer to Events, Chapter 18A.40 PCC)						
Temporary Housing Communities	(refer to Temporary Housing Communities, PCC 18A.38.040)						
Temporary uses for any number of people and not advertised as open to the public with or without a fee, or temporary uses sponsored by tax-exempt organizations, public schools, or municipal entities shall not be subject to the standards set forth in this Chapter. Examples of such temporary uses include, but are not limited to, the following:							
• Family reunions/picnics; • Weddings, Birthdays, Anniversaries; • Sporting or other fund raising events sponsored and held on school grounds; • Business or Corporate Retreats; • Organized religious events; and • Activities conducted in a public park or on public lands with approval of the local governing agencies.							
Activities which have been authorized through an approved discretionary land use permit shall not be subject to the standards set forth in this Chapter.							

Table 18A.38.020-1. Temporary Uses Allowed-Number of Days Allowed							
Temporary Use Types and Number of Days Allowed	Urban Centers	Urban Districts	Urban Residential	Employment Center	Resource Lands	Rural Centers	Rural Residential

Footnotes:

- (1) Occupying recreational vehicles in conjunction with this temporary use is limited to guard, caretaker, and similar functions which prohibit public entry into the vehicle. The number of days the recreational vehicle is allowed on the site shall be the same as the associated temporary use.
- (2) Actual number of days fireworks sales are allowed is subject to Chapter 5.08 PCC* and Washington State requirements.
- (3) Garage sales are not subject to affidavit requirements of PCC [18A.38.030](#) A.1.
- (4) Camping and recreational vehicles shall meet the standards set forth in PCC [18A.38.010](#), [18A.38.020](#), [18A.38.030](#), and [18A.38.050](#) E.

* Code Revisor's Note: Chapter 5.08 PCC has been recodified to Chapter [17C.60](#) PCC.

(Ord. [2017-89s](#) § 2 (part), 2018; Ord. [2013-85](#) § 1 (part), 2013; Ord. [2013-30s2](#) § 5 (part), 2013)

18A.38.030 Temporary Use/Duration and Frequency.

A. Temporary uses shall be limited in duration and frequency as follows:

1. Any proponent of a temporary use shall file an affidavit with the Planning and Public Works Department which specifies the type of use, location, and specified days and hours of operation of the proposed temporary use. The affidavit form is available at the Department.
2. The duration of the temporary use shall include the days the use is being set up and established as well as when the event actually takes place.
3. A parcel may host no more than three temporary uses within a calendar year; provided the time periods specified in PCC [18A.38.020](#), Temporary Uses Allowed-Number of Days Allowed, are not exceeded. Multiple temporary uses may occur on a parcel concurrently provided the time periods in PCC [18A.38.020](#) are not exceeded.
4. Recreational vehicles, travel trailers, or tents shall not be used as a permanent place of abode, or dwelling, for indefinite periods of time, except as stipulated in PCC [18J.15.200](#) for mobile home parks. Occupancy of a recreational vehicle, travel trailer or tent, or combination thereof, for more than 120 days in any 12-month period shall be considered permanent occupancy.
5. Temporary parking lots associated with a temporary use shall not remain longer than the associated temporary use.

(Ord. [2017-12s](#) § 2 (part), 2017; Ord. [2013-85](#) § 1 (part), 2013; Ord. [2013-30s2](#) § 5 (part), 2013)

18A.38.040 Temporary Housing Community.

A. A Temporary Housing Community is intended to provide temporary housing/shelter for more than a family as defined in PCC [18.25.030](#) and may house up to 60 adults no longer than 90 consecutive days. The following requirements must be met prior to permitting a temporary housing community:

1. Must be confined to a single parcel of land.
2. Shall house no more than 60 adults.
3. The minimum distance between the temporary housing community shall be no less than 1 linear mile between other similar operations.
4. Shall not be located closer than 100 feet from any dwelling on adjacent parcels.
5. Shall not be located closer than 1 linear mile from any public or private schools. However, this locational criteria shall not apply if such facilities already exist on the site or are planned as part of the temporary housing community.
6. A site may only host one temporary housing community per calendar year.
7. Shall not be located closer than one-half mile from any group home, retirement home, senior center, licensed day care, or other vulnerable population. However, this locational criteria shall not apply if such facilities already exist on the site or are planned as part of the temporary housing community.
8. Issuance of a Site Specific Information Letter (SSIL) shall be required prior to set-up, construction or occupancy of any tents or other temporary structures or housing facilities on the lot, parcel, or tract of land hosting the event.
9. Set-up time for the host site shall not be included in the 90 days. Specified set-up times will be determined in the review of the Site Specific Information Letter.
10. The event shall comply with all conditions of approval as set forth under a Site Specific Information Letter. Such conditions shall be based on expected or potential impacts of the event related to traffic, waste management, public health, noise effects on surrounding properties, public safety, and any other issues identified by the County.
11. Prior to issuance of the SSIL, any and all other local, state and federal regulatory agencies, fees, permits or conditions of approval shall be met by the applicant as well as the following:
 - a. That adequate provisions have been made for on-site sanitary waste and potable water;
 - b. That provisions are made to ensure habitable conditions during inclement weather;
 - c. That the site is within reasonable walking distance (1/4 mile measured along sidewalks or roads) to public transportation;
 - d. That a security plan is in place and resources are available to implement it; and
 - e. That the sponsors have developed a transitional plan for relocation of the residents of the community.

(Ord. [2013-85](#) § 1 (part), 2013; Ord. [2013-30s2](#) § 5 (part), 2013)

18A.38.050 Temporary Structures. Amended Ord. [2020-102s](#)

A. **Temporary Construction Buildings.** Temporary structures for the storage of tools and equipment, or containing supervisory offices in connection with major construction projects, may be established and maintained during the progress of such construction on such projects. Such buildings shall be removed within 30 days after completion of the project or 30 days following completion of work.

B. **Temporary Real Estate Office.** One temporary real estate sales office may be located on any new subdivision in any zone; provided the activities of such office shall pertain only to the selling of lots within the approved divisions of land of 5 or more lots or phase of division upon which the office is located. The temporary real estate office shall be removed at the end of a 3-year period measured from the date of the recording of the map of the land division upon which such office is located.

C. **Temporary Housing Unit During Construction.** A temporary housing unit during construction may be placed on a lot or tract of land in any zone for occupancy during the period of time necessary to construct a permanent use or structure on the same lot or tract or abutting property leased or owned by the applicant. Existing dwelling units may be converted to a temporary housing unit. A temporary housing unit is subject to the following:

1. The unit is removed from the site within 30 days after final inspection of the project, or within one year from the date the unit is first moved to the site, whichever may occur sooner.
2. The unit is not located in any required yard.
3. A permit is issued by the Building Division prior to occupancy of the unit on the construction site.

D. **Temporary Housing Unit for Family.** A temporary housing unit for family is permitted in all zones subject to the following regulations:

1. A permit for a temporary housing unit for family may be issued by the Building Division if the applicant satisfies the criteria set forth in PCC 18A.38.050 D.2. below and attests by affidavit that:
 - a. The information furnished with the application is true and correct.
 - b. That the standards and conditions set forth in the permit will remain satisfied as long as the temporary housing unit remains on the site.
2. The following are the minimum standards applicable to a temporary housing unit for family.
 - a. The temporary housing unit shall be occupied by the parent or parents of the occupants of the dwelling, or not more than one individual who is a close relative of the occupants of the principal dwelling.
 - b. An occupant of the temporary housing unit because of age, disability, prolonged infirmity, or other similar incapacitation is unable to independently maintain a separate type of residence without human assistance.
 - c. **The temporary housing unit must bear the HUD 3280 seal.**
 - d. In the event the Health Department requires the installation of separate water supply and/or sewerage disposal systems, said requirements shall not at a later time constitute grounds for the continuance or permanent location of a temporary housing unit beyond the length of time authorized in the permit or renewal of said permit.
 - e. Prior to the issuance of a permit, the County shall review the application and may require the installation of such fire protection/detection equipment as may be deemed necessary as a condition to the issuance of the temporary housing permit.
 - f. The temporary housing unit shall be removed from the lot or tract of land not more than 30 days from the date the permit expires or occupancy ceases.
3. Permits shall be valid for the period of time the parent or close relative resides in the temporary housing unit; provided, that after obtaining initial approval, annual renewals of the temporary housing permit must be obtained from the Building Official. When obtaining a renewal, the Building Official shall confirm by affidavit from the applicant that the requirements specified herein are satisfied. Application for renewals must be made 60 days before the expiration of the current permit. Renewals of said permits shall be automatically granted if the applicant is in compliance with the provisions herein and no notice of such renewal is required.

E. **Temporary Occupancy of Recreational Vehicle, Travel Trailer or Tent.** A recreational vehicle, tent, or travel trailer located on a lot of record may be temporarily occupied, for the time period noted in PCC 18A.38.020, subject to compliance with the standards set forth in this Section. Recreational vehicles, travel trailers, or tents located within an approved recreational vehicle park are not subject to the standards set forth in this Section. See PCC 18J.15.210 for regulations applicable to recreational vehicle parks.

1. Temporary occupancy of a recreational vehicle, tent, and/or travel trailer is permitted in all zones when in compliance with the following:
 - a. Within the urban growth area, only a recreational vehicle, tent, or travel trailer located on a lot developed with a principal dwelling unit may be occupied for the temporary period noted in PCC 18A.38.020. Provided that, however, urban lots located on a Shoreline of the State and within a Shoreline Environment that permits residential or recreational use may host a recreational vehicle, travel trailer, or tent for the temporary period noted in PCC 18A.38.020, whether the lot is developed or undeveloped. All other recreational vehicles, tents, or travel trailers on undeveloped lots located within the urban growth area shall not be occupied for any period of time.
 - b. Within the rural area, occupancy of a recreational vehicle, tent, or travel trailer may be allowed regardless of whether or not a principal dwelling unit exists on the lot.
 - c. A recreational vehicle or travel trailer parked on a public or private roadway or the right-of-way or easement for that roadway shall not be occupied.
 - d. Recreational vehicles shall not be placed in critical areas or their associated buffers.
 - e. The recreational vehicle, travel trailer, or tent shall be removed from the lot or tract of land on which it is located within 14 days of the expiration of the temporary occupancy period, except that a recreational vehicle and/or travel trailer may remain on site unoccupied if the person or entity in control of the property is the legal or registered owner.
 - f. A recreational vehicle, travel trailer or tent may be occupied for up to 14 days per year without a temporary use permit.
2. An approval for the temporary occupancy of a tent, travel trailer, or recreational vehicle is valid for a maximum of 120 days when in compliance with PCC 18A.38.050 E.1. above. Extensions of this approval may be granted by the Director on a case-by-case basis, when needed, in situations of undue hardship and provided that efforts to relocate or acquire permanent housing are underway. This time period shall be reduced accordingly by the length of time any other recreational vehicle, travel trailer, or tent was occupied on the same lot as the subject request during the 12 months immediately prior to the request.

F. **Temporary Storage in Cargo Containers.** Cargo Containers may be placed in the following zones: Employment Center zones, to include Community Employment (CE), Employment Center (EC), and Employment Services (ES), and Urban Center zones, to include Community Center (CC) and Mixed Use District (MUD), when the following standards are complied with:

1. Materials stored within cargo containers must be directly related to an approved commercial and/or industrial use on site;
2. No storage of hazardous materials may take place within cargo containers;
3. Cargo containers may not be rented for personal or commercial storage uses;
4. Cargo containers must be in compliance with bulk requirements of Development Regulations;
5. Cargo containers may not encumber required parking, aisle or landscaping, and may not block Emergency Vehicle Access or established vehicle routes;
6. No more than five cargo containers may be used for storage associated with industrial uses at a time;
7. No more than two cargo containers may be used for storage associated with commercial uses at one time; and
8. Cargo containers may not be on any site in excess of 180 days within any 12 month period.

G. **Public Nuisance Abatement.**

1. **Designated Public Nuisance Sites.**

- a. Pierce County Planning and Public Works may arrange for the placement of machinery/equipment on designated public nuisance site or sites otherwise arranged by Pierce County as a temporary use. With authorization provided in either a Superior Court ordered Warrant of Abatement or from the Planning and Public Works Director, temporary on-site activities and/or processes (i.e., waste staging, screening, processing, shredding, chipping, recycling, car crushing) will accommodate public nuisance abatement efforts.
- b. Designated property(s) and subsequent on-site activities/processing shall only occur on a temporary basis in order to abate public nuisances as defined in Chapter 8.08 PCC, Public Nuisances, and shall not exceed 180 days unless a time extension is granted. Time extensions may be granted by the Director on a case by case basis. Requests must be submitted in writing, provide justification for the extension, and specify the additional time needed.
- c. Designated property(s) as described shall not be exempt from applicable local, state or federal requirements related to public health and safety.

2. **Emergency Proclamation/Declared Disaster.**

- a. Pierce County may designate either private or public property with authorization of property owner or appropriate controlling agency for the purpose of temporarily receiving, staging and processing waste generated during or after an Executive/State proclaimed Emergency or Federal declaration of Disaster. Designated property may be predetermined or selected at the time of the proclaimed/declared Emergency or Disaster to accommodate emergent debris removal efforts posing an immediate threat to public health and safety or hindering recovery efforts.
- b. For the purpose of this Section, an Emergency proclamation or declaration of Disaster may be made by any of the following: Pierce County Executive, Pierce County Council, Washington State Governor, or the President of the United States.
- c. Designated property shall only be utilized during, and immediately following a proclaimed Emergency or declared Disaster; not to exceed 180 days unless a time extension is granted. Time extensions may be granted by the Director on a case by case basis. Requests must be submitted in writing, provide justification for the extension, and specify the additional time needed. Every reasonable effort will be utilized to return the property to its pre-use condition within one year after on-site recovery operations cease.
- d. Designated property as described shall not be exempt from applicable local, state or federal requirements related to public health and safety.

H. **Shoreline Accessory Uses.** Please refer to Title 18S PCC, Development Policies and Regulations – Shorelines, for accessory use standards applicable within a shoreline area.

(Ord. 2018-68s § 3 (part), 2018; Ord. 2017-12s § 2 (part), 2017; Ord. 2015-25s § 2 (part), 2015; Ord. 2013-45s4 § 3 (part), 2015; Ord. 2013-85 § 1 (part), 2013; Ord. 2013-30s2 § 5 (part), 2013)