

AGENDA

Clallam County Planning Commission

Virtual/Audio PC Meeting of February 17, 2021

Clallam County Courthouse

223 East Fourth Street, Port Angeles

6:00 p.m.

The Clallam County Planning Commission will conduct a special virtual meeting appearing by BlueJeans.com video conferencing at 6 p.m. on February 17, 2021. No in person attendance is allowed, per Governor Inslee's Proclamation 20-28. The meeting can be viewed via the 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: None.
- F. ANNOUNCEMENTS.
- G. PUBLIC COMMENT – Please Limit Comments to Three Minutes
- H. UNFINISHED BUSINESS.
- I. PUBLIC HEARING: NONE
- J. WORK SESSION ITEMS:

Draft Ordinance Re: Temporary RV Recreational / Residential Use

Stormwater Ordinance Update Re: Schedule

- 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; Diane Harvey, Acting Manager. Code Enforcement



MEMORANDUM

Clallam County Department of Community Development

Date: February 10, 2021
To: Clallam County Planning Commission
From: Greg Ballard, Senior Planner and Donella Clark, Principal Planner
Re: February 18, 2021 Meeting

Staff conducted three meetings in 2018 (March 21, May 2, May 16) to discuss proposed recommendations for recreation vehicle use on private property outside RV parks. Based on discussion and direction provided by the Planning Commission on the May 16, 2018 meeting a ordinance was to be drafted and brought back to the Planning Commission to review.

In your packet you will find:

1. Agenda
2. Draft Ordinance for Temporary Use
3. Slides of Presentation given March 21, 2018
4. Zoning Table for RV Parks, Outdoor-oriented recreation, and primitive campgrounds

Chapter **Temporary Recreational/Residential Uses**

Purpose.

The purpose of this chapter is to acknowledge temporary recreational uses and the placement of park models and recreational vehicles (RV's) on property within Clallam County. It is also intended to acknowledge the use of park models and RV's as permanent residences when placed within approved mobile home parks or RV parks. This chapter is intended to ensure compliance with existing regulations regarding structures necessary to protect public health, safety, and welfare of Clallam County citizens and the environment.

General requirements. Recreational Vehicles.

- (1) See attached table.
- (2) If land is contiguously owned by the same owner, only one RV may be parked per ownership.
- (3) A site plan shall be provided and approved prior to issuance of the Temporary Use Permit.
- (4) 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." Residing in an RV at a location for more days in any calendar year than are permitted by the table above is considered establishing a permanent residence, and is unlawful and will subject the violator to civil penalties listed in Chapter 20.28 for non-commercial violators.
- (5) No more than two unoccupied recreational vehicles of any kind may be on a property, and only one unoccupied RV may be stored on parcels under five acres. RVs must be disconnected from utilities when unoccupied.
- (6) RVs shall not be parked on a public roadway, right-of-way, or easement.
- (7) RVs shall be licensed and operable, and shall not include any fixtures or attachments such as decks, porches, etc. that would prevent their movement.
- (8) Connection of the RV to a septic system or sewer must be approved by the Clallam County Environmental Health or Public Works Department prior to issuance of the temporary use permit. Any connection to sewer will require a permit.
- (9) In the event of solid waste investigation, documentation of the disposal of solid waste in an approved facility may be required by DCD.

- (10) Placement of RVs shall not be within critical areas, shoreline or their associated buffers, and shall meet zoning setbacks to the maximum extent possible. Placement of the RV shall not entail any new land disturbing activity that will disturb the native vegetation within the critical area and shoreline buffers without compliance with Shoreline and Critical Area regulations.
- (11) 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) before a temporary use permit will be granted.
- (12) Generators shall not be operated continuously throughout the day and shall not operate between 10pm to 7am.
- (13) Placement of more than 2 RV's will require approval of a Conditional Use Permit where Outdoor-Oriented Recreational Use is not outright permitted.
- (14) Placement of 5 RVs requires approval of a binding site plan and shall comply with the uses of the underlying zone code.

General requirements. Park Model.

- (1) RCW 59.30.020 defines Park Model as "a recreational vehicle intended for permanent or semi-permanent installation and is used as a primary residence." Park models for the purposes of this chapter are allowed as permanent residences only in a designated mobile home or RV park. Otherwise the use of the park model shall be temporary as specified under the issuance of a Temporary Use Permit.
- (2) A site plan shall be provided and approved prior to issuance of the Temporary Use Permit.
- (3) If land is contiguously owned by the same owner, only one park model may be used per ownership.
- (4) Placement of a park model shall require approval of a temporary use permit issued by the Department of Community Development. Any park model to be placed in accordance with this chapter shall not be older than 10 years from the date of issuance of the temporary placement permit, except if located within a permitted/pre-existing mobile home or RV Park.
- (5) Permanent placement of a park model shall comply with all plumbing, electrical, heating and structural requirements imposed by the State of Washington Department of Labor and Industries in compliance with RCW 43.22.340. All such homes shall bear the appropriate state inspection insignia as specified in RCW 43.22.350.
- (6) Park models shall be placed on a foundation system that meets the requirements per the manufacturer's installation instructions or, if the manufacturer is not specific, then to the standards in Chapter 296-150M WAC. When inspections, including pads or runners (foundations), anchorage, ground cover, landings, environmental hookups and skirting with required vents, have been made by the building official a certificate of occupancy may be issued. Special provisions will be considered for units located within a floodplain and to meet FEMA guidelines.
- (7) Park models authorized under a Temporary Use Permit shall be skirted.

- (8) Connection of the park model to a septic system or sewer must be approved by the Clallam County Environmental Health or Public Works Department prior to issuance of the temporary use permit. Any connection to sewer will require a permit.
- (9) Decks shall not be allowed to surround the Park model so that it could not be removed from the site. No additions shall be made to the park model.
- (10) Park models placed on property with a single family residence shall count as an accessory dwelling unit and shall preclude placement of any additional accessory housing units on the property. The park model shall also count against the number of RVs allowed on a property.
- (11) Park models placed in designated mobile home or RV parks are allowed as a primary residence and will be required to meet the same placement and foundation requirements required for a manufactured home and/or park model trailer in the same location. Park models located in designated flood areas will be required to be fully licensed and ready for highway use, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached. Park models must be disconnected from utilities during the weeks that it is not in use.

Temporary living quarters during construction.

The Director of Community Development or designee shall be authorized to issue permits for temporary living quarters during the construction of a single family residence. This may include the placement of an RV or park model. Upon completion of the single family residence or expiration of the building permit the RV or park model shall be removed from the property, or permitted in compliance with this chapter on a developed lot. The applicant for Temporary living quarters shall have an issued building permit to construct a single family dwelling on the property. Any permit granted for temporary living quarters may be revoked by DCD whenever it appears that substantial progress is not being made in the construction of the residence. Under no circumstance shall more than one permit under this section be given to any party.

Tent and Yurts.

A property owner may dry camp using tents or yurts on their property temporarily without improvements to the property for no more than 30 days. Camping may not be used as a permanent living arrangement. If the land owner intends to camp more than 30 days or improvements are made to the property for a camp site the owner must obtain a temporary use permit from the Department of Community Development and identify a source of septic disposal and potable water. Pit toilets will not be allowed to be developed as a source of septic disposal.

Platforms or stands 30” in height constructed for the placement of tents require issuance of a building permit. Unheated Tents and Yurts located within an approved RV Park or approved Campground may be allowed with approval of a building permit from the Department of Community Development, and may be rented and left on the site indefinitely. A property may not be leased or rented as a campground without issuance of proper sanitation where outright permitted by the Zoning Code, or through issuance of a Conditional Use Permit.

Violation – Penalty.

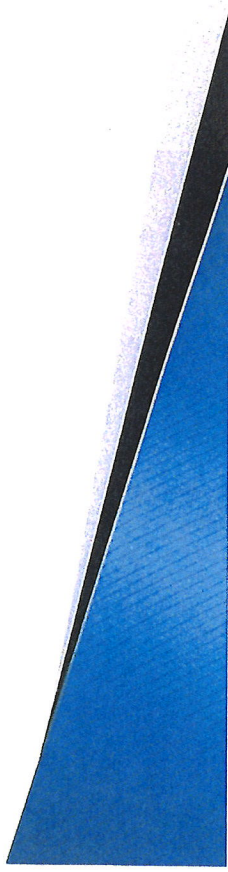
Failure to comply with the provisions of this chapter shall be a violation. Violations of this code will be subject to civil penalties listed in Chapter 20.28 for non-commercial violations.

Table 33.54 Recreational Vehicle Requirements

Comprehensive Plan Regional Planning Areas	Number of days per year 1 RV allowed without Temporary Use Permit (TEP)					Number of days per year 1 RV allowed with Temporary Use Permit (TUP)					Maximum Number of RV's allowed for Recreation/Camping with TUP or CUP				
	less than 1 acre	1 to 2.4 acres	2.4 to 5 acres	5 to 20 acres	Over 20 acres	less than 1 acre	1 to 2.4 acres	2.4 to 5 acres	5 to 20 acres	Over 20 acres	less than 1 acre	1 to 2.4 acres	2.4 to 5 acres	5 to 20 acres	Over 20 acres
Dungeness	0	15	30	60	120	15	30	60	120	240	1	1	2	3	4
Port Angeles	7	21	45	60	150	21	45	75	120	240	1	2	3	3	4
Straits	15	30	45	60	150	30	60	90	120	240	1	2	3	3	4
Western	15	45	60	90	180	30	90	180	240	365	1	2	3	4	4

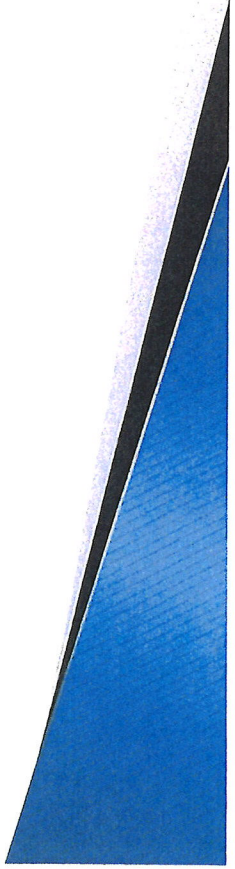
Planning Commission

March 21, 2018



RCW DEFINITION

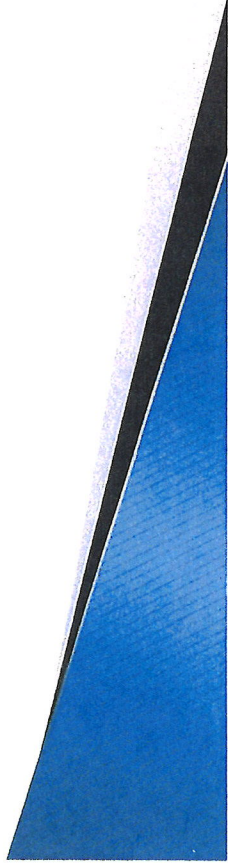
- ▶ "Recreational vehicle" means a travel trailer, motor home, truck camper, or camping trailer that is primarily designed and used as temporary living quarters, is either self-propelled or mounted on or drawn by another vehicle, is transient, is not occupied as a primary residence, and is not immobilized or permanently affixed to a mobile home lot.



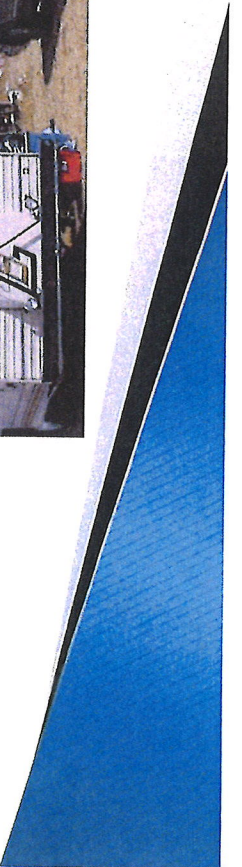
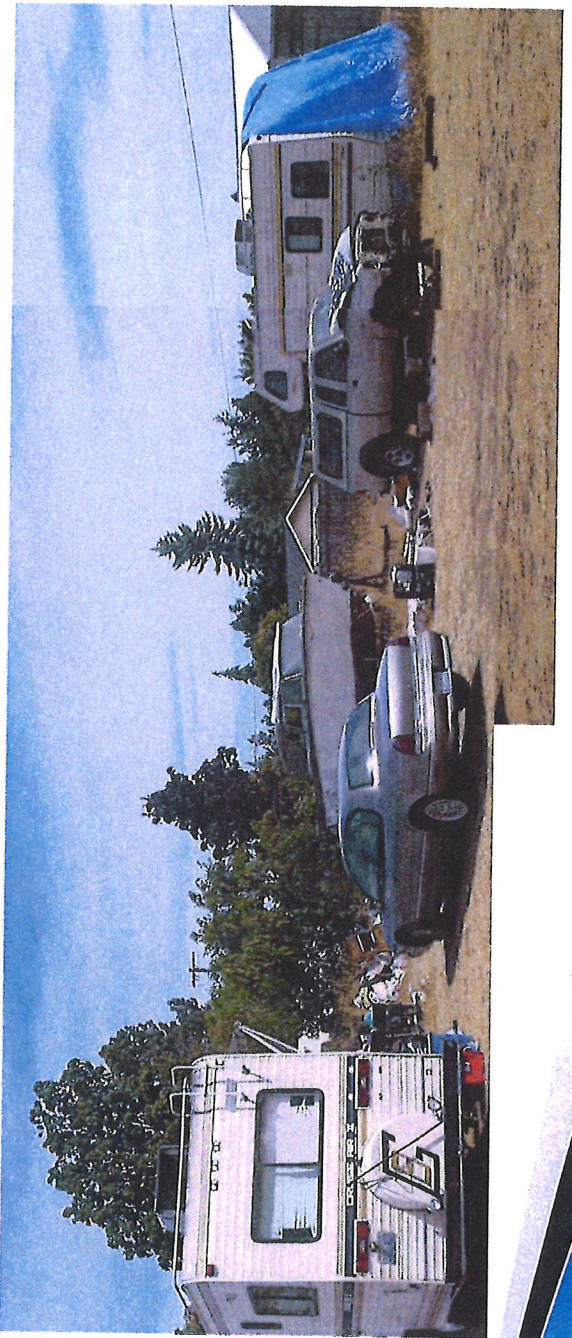
Photographs

The following examples include:

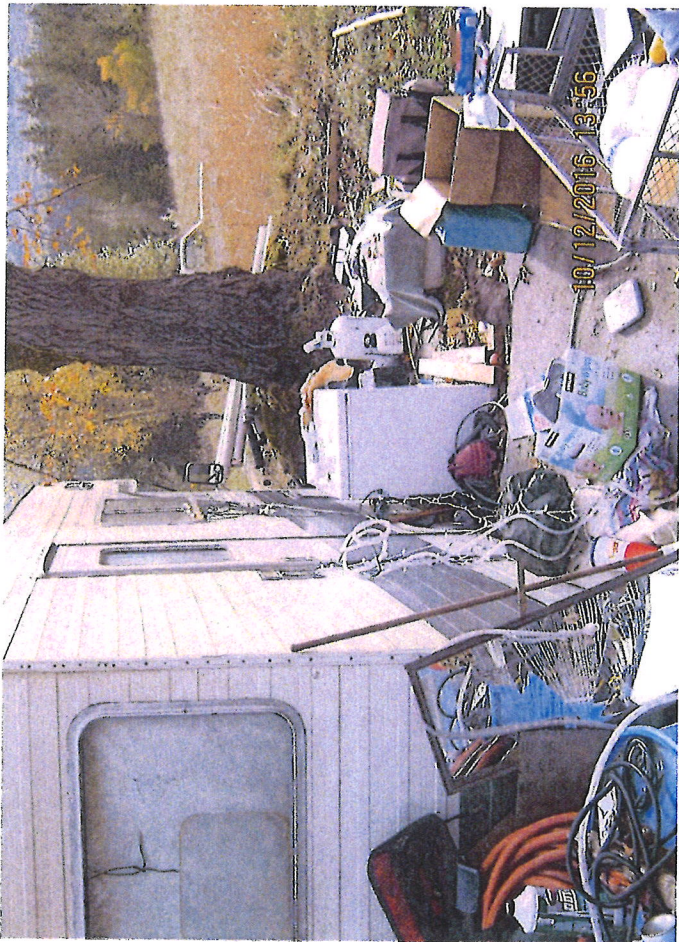
- ▶ Code Violations
- ▶ RV's on private property for personal/family use
- ▶ Park Model on private property
- ▶ RV utility hook-ups for personal/family use on private property



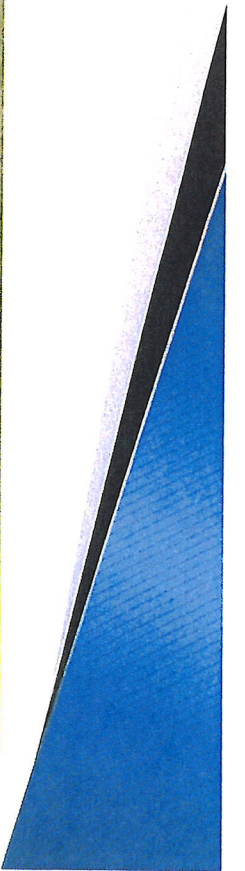




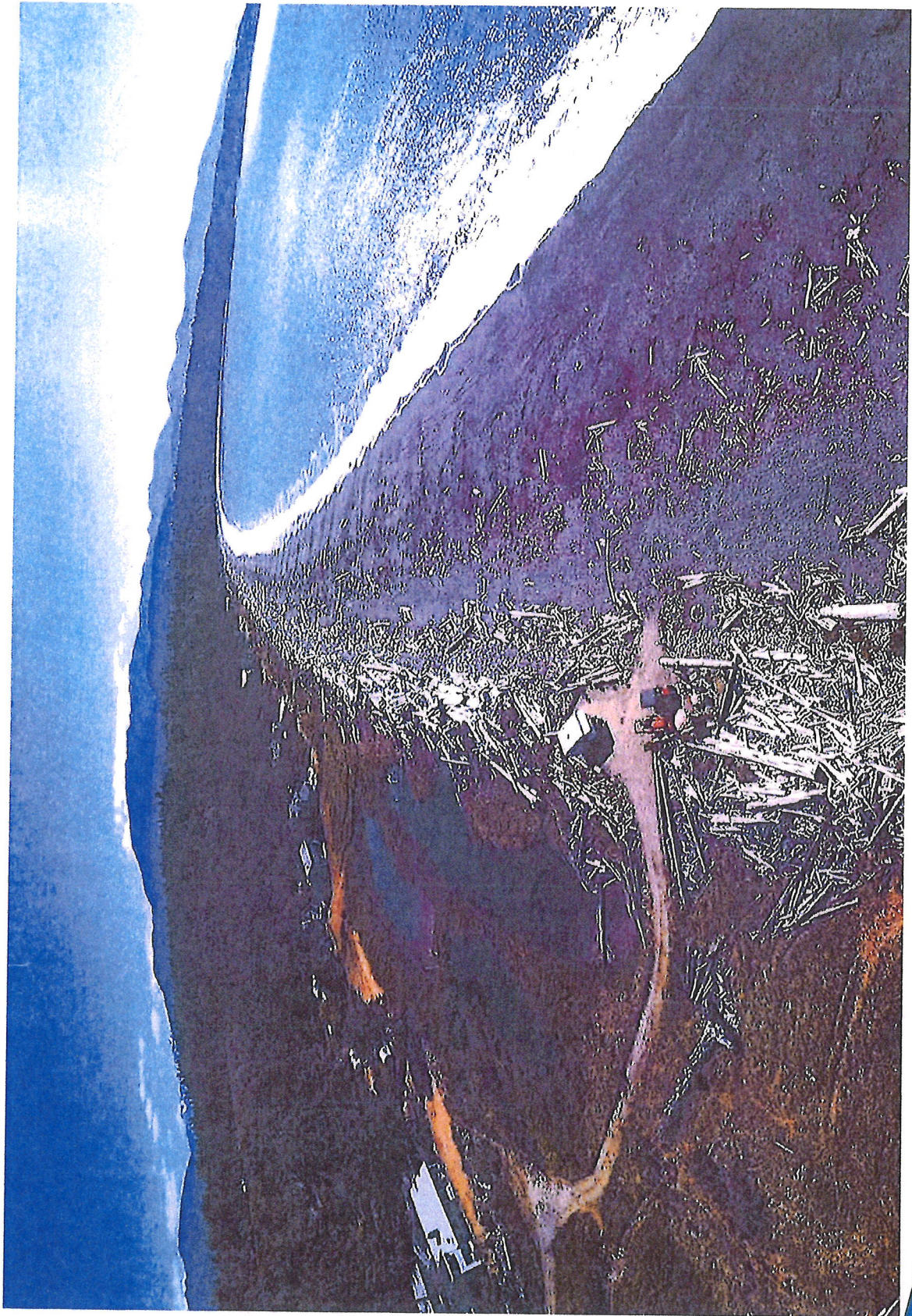


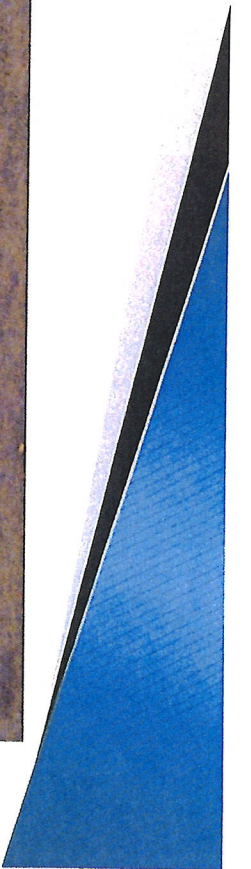


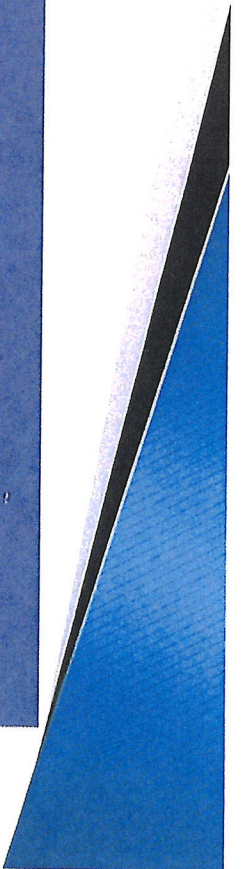


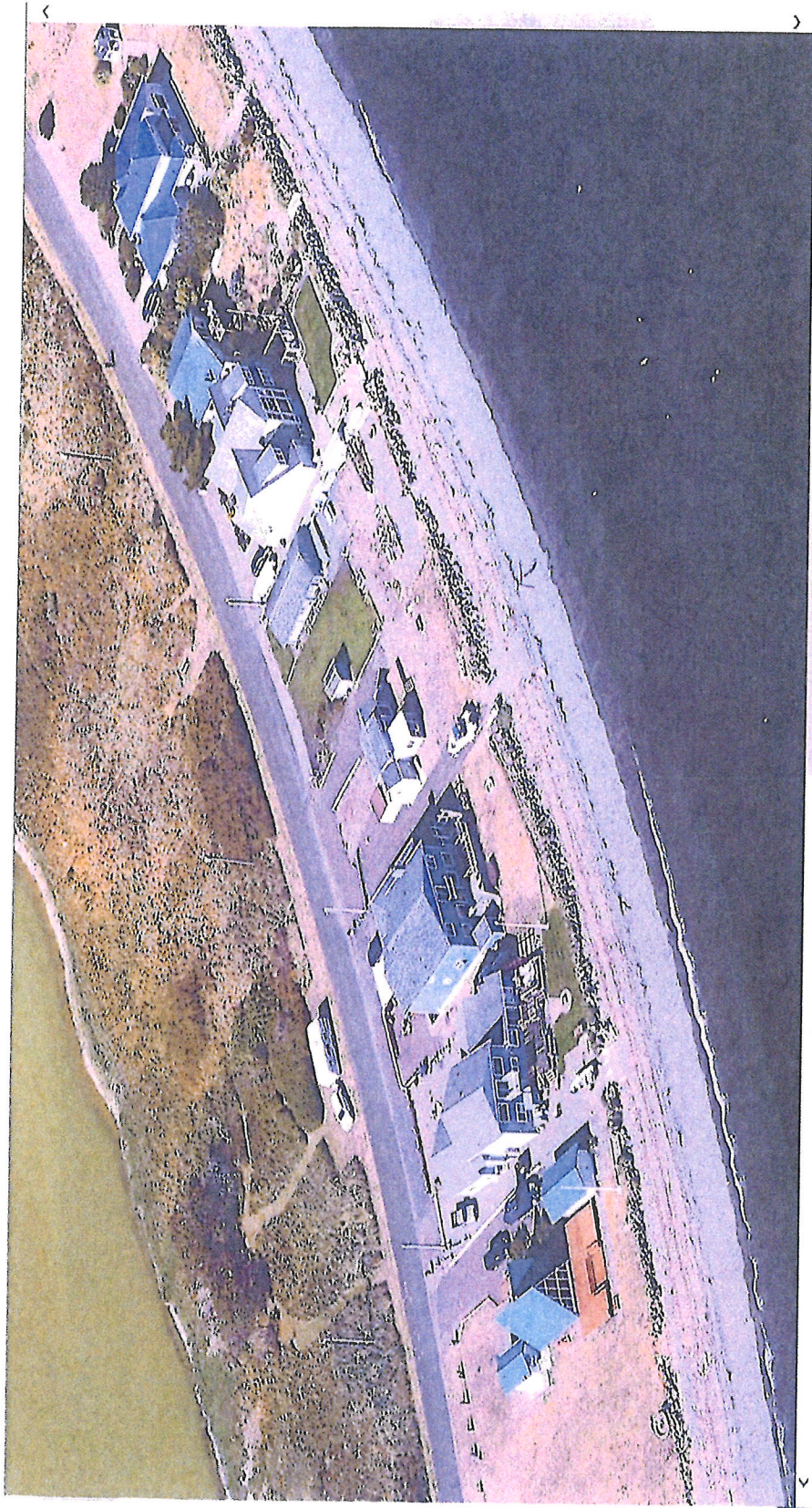




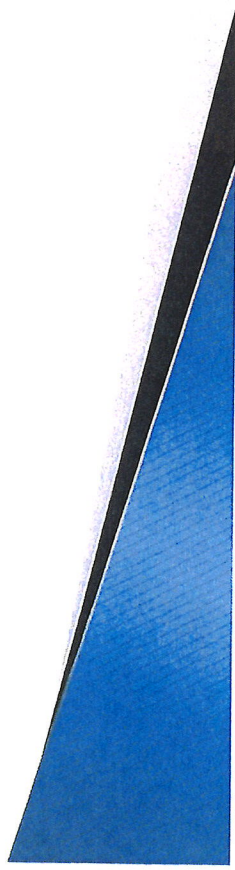








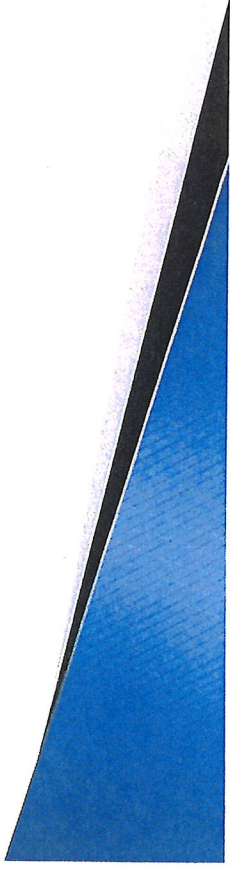
Other Jurisdiction RV Codes



Pierce County

Temporary Occupancy of Recreational Vehicle, Travel Trailer or Tent

- ▶ Within the UGA 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
- ▶ 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.
- ▶ A recreational vehicle, travel trailer or tent may be occupied for up to 14 days per year without a temporary use permit.
- ▶ 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. 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.



Pinal County

Recreational Vehicles as Short Term Guest Housing

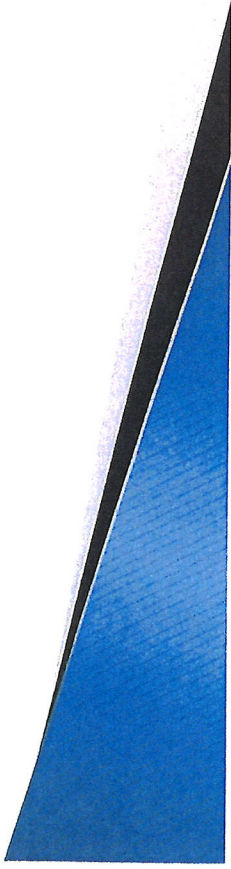
- ▶ Recreational vehicles may be used as short term guest housing in any rural or residential area subject to the provisions of this section and other applicable codes.
- ▶ An established permitted use must exist on the property prior to utilization of a recreational vehicle as short term guest housing.
- ▶ Recreational vehicles may be used as short term guest housing without a temporary use permit for a period not to exceed 15 days from the date of initial arrival on any given site.
- ▶ Recreational vehicles may be used as short term guest housing for a period not to exceed 6 months provided that a temporary use permit is acquired.



Castle Rock

Temporary use permits On Private Land

- ▶ Temporary use permits for a recreational vehicle not to exceed 60 days
- ▶ No permit shall be required of friends, relatives or bona fide visitors staying 14 days or less and not using plumbing connections when the recreational vehicle is placed upon the same premises with the established single-family dwelling.



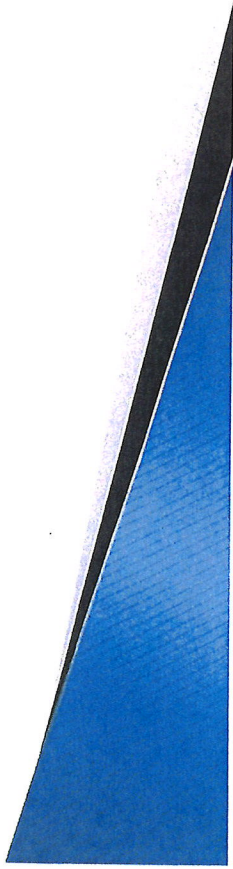
Trinity County

- ▶ Camping and the placement of recreational vehicle on a lot or parcel more than 30 days in any one year period.
- ▶ Camping or placement of a recreational vehicle for more than 30 days shall require a Director's Use Permit.
- ▶ Placement of recreational vehicles is permissible only on parcels 2 ½ acres or larger.
- ▶ Sanitation facilities for the camping or recreational vehicles shall be either self-contained, or shall be connected to a fully permitted sewage disposal system serving the property.
- ▶ No permanent power may be permitted in association with camping use.
- ▶ Seasonal camping or recreational vehicle placement may be permitted up to a maximum of 90 days (**Director's Use Permit**)



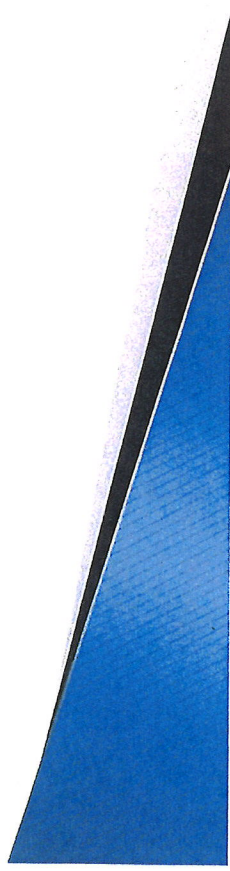
Long Beach

- ▶ At a duly licensed RV park or campground.
- ▶ As a guest of a resident, and then only upon private property, and for a period not to exceed fifteen (15) continuous days, or thirty (30) days total in a calendar year.
- ▶ On private property by the owner for his own use, but not to exceed sixty (60) days in a calendar year. An RV stored on an otherwise vacant lot shall be considered occupied for purposes of this section. An RV connected to water and/or sewer shall also be considered occupied.



Objectives

- ▶ Develop standards and regulations for non-RV parks that addresses:
 - Duration – short or long-term/seasonal occupancy
 - Number of Recreational Vehicles on parcel
 - Sanitation (self-contained or connection)
 - Vacant or developed lot
 - Storing of Recreational Vehicles



Zoning Use Table for RV Parks, Outdoor-oriented Recreational Facilities & Primitive Campgrounds

Zone	RV Parks	Outdoor-oriented Rec. Facility	Primitive Campground
CF	A (West-Half of Straits Planning Region/ C (everywhere else)	C	A
CFM20	A	C	A
CFM5	A	C	A
Public Land	C	C	C
R20	C	C	C
NC	C (West-half of Straits Planning Region) X (Everywhere else)	C	C
R5	C (West-half of Straits Planning Region) X (Everywhere else)	C	C
RW5	C	C	C
R2	C (West-half of Straits Planning Region) X (Everywhere else)	C	C
RW2	C	C	C
R1	X	C	C
RW1	C	C	C
RSC	X	C	C
RCC5	X	C	C
RCC3	X	C	C
RLM	X	C	C
QR	C	C	C
URH	X	C	X
URL	C	C	X
VLD	X	C (PUBLIC ONLY)	X
LD	X	C	X
VLD/LD	X	C (PUBLIC ONLY)	X
MD	X	C	X
RC	A	A	A
RV	A	A	A
RV2	A	A	A
DPA	C	C	X
Rural Center	A	A	A
WRC	A	A	A
RNC	A	A	A
RLC	A	A	X
TC	A	C	A
TR	A	A	A
UNC	A	A	A
URC	A	A	A
UC	C	A	A
M	X	X	X
LI	X	X	X
URI-PAUGU	X	X	X
Sequim UGA	x	C/A	x
Carlsborg UGA Zones	X (Residential zones) X (industrial Zones) A (Commercial Zones)	X (Residential zones) X (industrial Zones) A (Commercial Zones)	Not Listed