



Community Development

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RV Parks and Campgrounds Code Amendments

Lewis County Planning Commission – Workshop

June 13, 2023



Staff Presentation Agenda

- 1. Where RV Parks/Campground are allowed**
- 2. Who the rules apply to**
- 3. What are the minimum requirements**
- 4. What is changing**
- 5. Next steps**



Why change the rules?

- Currently in Title 16, Subdivisions
- RV parks and campgrounds are not subdivisions
- Move to Title 17, Land Use and Development Regulations



Where are RV parks & campgrounds allowed?

- All properties in unincorporated Lewis County except
- Not in RAI, STI, STR and MRL
- May be allowed on FRL or ARL if accessory to primary use



Who do the rules apply to?

- Property owners offering 2 or more recreational campsites for a fee
- Doesn't apply to letting your friends and family camp for free on your property
- Doesn't apply to living in a RV (that's a different issue)



What's changing?

- Definitions
- Review Process
- Density
- Length of Stay
- Thresholds
- Caretaker Accommodations
- Accessory Uses
- Screening and Buffering
- Duplications



Definitions

- Removed from Chapter 16.04 and added to Chapter 17.10
- New definitions:
 - Cabin
 - Primitive campground
 - Dispersed camping
 - Camper club
 - Lodging unit
 - Tent transient accommodations
 - Yurt



Review Process

- Existing code – Binding Site Plan
- New code – Special Use Permit



Density

- New code – 25% of camping site may be occupied by a cabin or yurt
 - Less than <400 sq ft size
- New code – Tent-only camping



Length of Stay

- Existing code – 60 day or 180 days
- New code – 180 days at all RV Parks and Campground
 - 181+ = Mobile Home Park
- New Code – 30 days for cabins or yurts



Thresholds

- New code – RV parks/campgrounds vs Camper Club
 - Camper Club = Master Planned Resort
- New code – More than 25% cabins/yurts = Master Planned Resort
- Existing code – 181+ days = Mobile Home Park



Caretaker Accommodations

- New code – one camping site used by caretaker
 - If a cabin/yurt, does count toward density but does not count towards threshold for Mobile Home Park
 - If cabin/yurt, can be 1,296 sq ft



Accessory Uses

- Existing code – silent on accessory uses
- New code – allows accessory uses
 - Swimming pool, “snack shack” or convenience store



Screening and Buffering

- Existing code – required
- New code – must be 6 ft high and obscure 80% visibility from adjacent properties
- New code – allows waterbodies to be used as screening/buffering



Removed

- Duplication causes conflicts in the code
- The rules always apply, no need to restate
- Duplicative and removed: SEPA review, significant natural features, roads, bridges, signs, drainage, off-site impacts and solid waste



Questions – Code Amendment

Next – Process and Next Steps



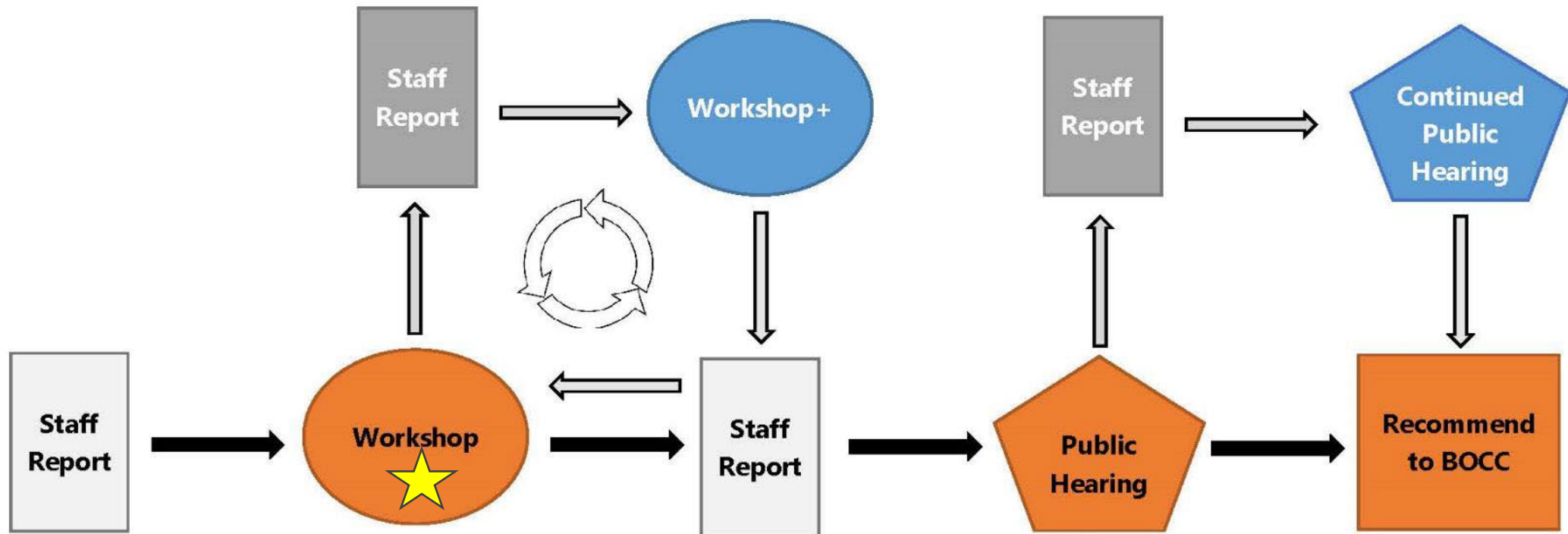
June 13, 2023

Lewis County Planning Commission - Workshop

16

Process and Next Steps

PLANNING COMMISSION PROCESS FLOW CHART



Tentative Schedule

June 13 – Workshop

June 27 – Workshop

July 6 – Notice of Hearing published

- written testimony

July 25 – Public Hearing

- Oral testimony





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