

Planning Commission

Public Hearing



Community Development • 2025 NE Kresky Ave, Chehalis, WA 98532 • Phone: (360) 740-1146

STAFF REPORT

AMENDMENTS FOR RV PARKS AND CAMPGROUNDS

Date: July 3, 2023

Staff: Preston Pinkston, Planner
Mindy Brooks, Long Range Senior Planner

Attachments: A – Proposed Amendments to LCC 17.10, Definitions
B – Proposed Amendments to LCC 17.144, RV Parks and Campgrounds
C – Proposed Amendments to LCC 16.04, Definitions
D – Proposed Amendments to LCC 17.30.460, Accessory Uses (Resource Lands)
E – Proposed Amendments to LCC 16.14, Recreational Vehicle Park Divisions
F – Proposed Amendments to LCC 17.42, Zoning Summary
G – Proposed Amendments to LCC 15.30, Mobile Home Parks

SUMMARY

Currently, development regulations for RV Parks and Campgrounds are found in Title 16, Subdivisions, of the Lewis County Code (LCC). This is not the correct location because RV parks and campgrounds are not subdivisions, they are a land use. Therefore, the development regulations for RV parks and campgrounds are being removed from Title 16 and added to Title 17, Land Use and Development Regulations.

In addition, the existing Title 16 development regulations include many requirements that are duplicative of other code sections and in some cases create a conflict. Duplicative requirements are being removed. It should be noted, all code sections of the LCC may be applied to any proposed development; there is no need to say, "all other code sections apply." For example, if there is a proposed public or private road, then the development regulations regarding the road apply without restating that the regulations apply.

For a full explanation of the amendments, please refer to the June 2, 2023 Staff Report, available on the webpage <https://lewiscountywa.gov/departments/community-development/rezones/comprehensive-plan-and-development-regulation-amendments/rv-parks-and-campground-code-update/> .

CHANGES TO JUNE 2nd DRAFT

The Planning Commission discussed extending the allowed length of stay. Currently depending on the type of RV park/campground, users may stay up to 60 or 180 consecutive days. The *new* code will allow people to stay up to 210 consecutive days at all RV parks and campgrounds, which is seven (7) months. This is to allow seasonal employees at Mount Rainier National Park, US Forest Service and White Pass Ski Resort to live at a RV park/campground for the duration of their employment. If the owner/operator of

the RV park/campground allows a single person or entity to stay for more than 210 consecutive days, then the RV park/campground is considered a Mobile Home Park and must meet regulations related to that use.

The second change, recommended by staff, is to allow an existing legally permitted house or cabin to be used as caretaker accommodations. This is in addition to allowing a new cabin to be used for caretaker accommodations. The size limitation of 1,296 sq ft would only apply to a new cabin; an existing house or cabin could be any size.

There are no other substantive changes to the June 2nd draft.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission transmit the proposed amendments presented in Attachments A through G (LCC 17.10, Definitions, 17.144, RV Parks and Campgrounds, 16.04, Definitions, 17.30.460, Accessory Uses (Resource Lands), 16.14, Recreational Vehicle Park Divisions, 17.42, Zoning Summary, and 17.30, Mobile Home Parks) to the Board of County Commissions for review and consideration.

NEXT STEPS

The Planning Commission will hold a public hearing on July 25, 2023 to receive testimony. The Notice of Hearing was published on July 6, 2023 and written testimony may be submitted to mindy.brooks@lewiscountywa.gov until 4:00pm the day before the hearing (July 24).

After close of the public hearing, the Planning Commission may deliberate and vote to transmit the proposed amendments to the Board of County Commission. After the Board of County Commissioners reviews the proposal, they will hold a public hearing before voting to adopt the amendments.