



## Community Development

2025 NE Kresky Ave

Chehalis, WA 98532

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# RV Parks and Campgrounds Code Amendments

Lewis County Board of County Commissioners

Wednesday Workshop

September 27, 2023



# Code Amendment Process

1. Identify needed code amendment
2. Internal development and review
3. Public Engagement
4. Planning Commission Workshop(s)
5. Planning Commission Hearing
6. SEPA
7. BOCC Workshop
8. BOCC Hearing

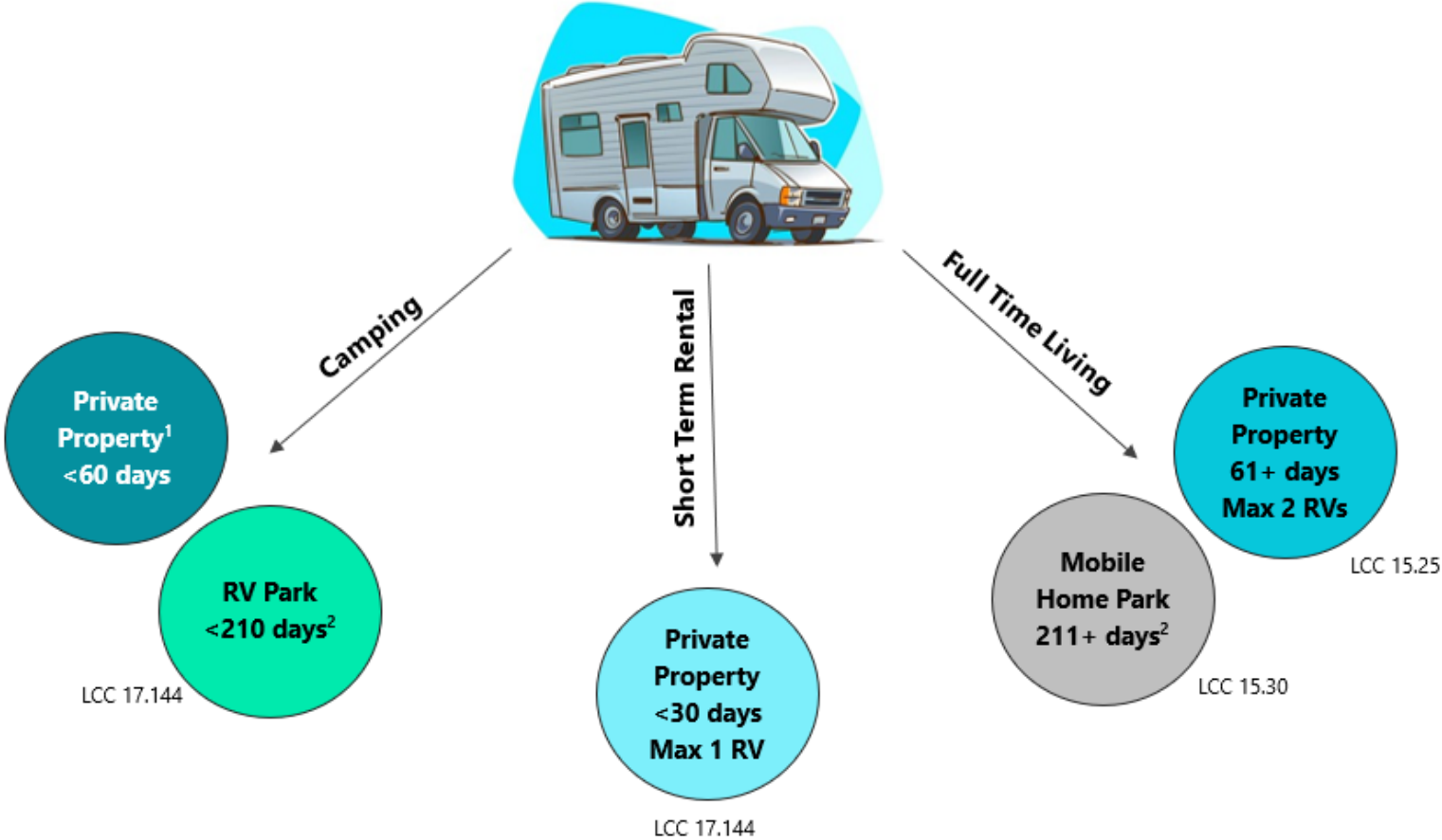


# Staff Presentation Agenda

- 1. What are all the rules about RVs?**
- 2. What are we trying to solve?**
- 3. What's changing?**
- 4. Next Steps**



# How do you want to use your RV?

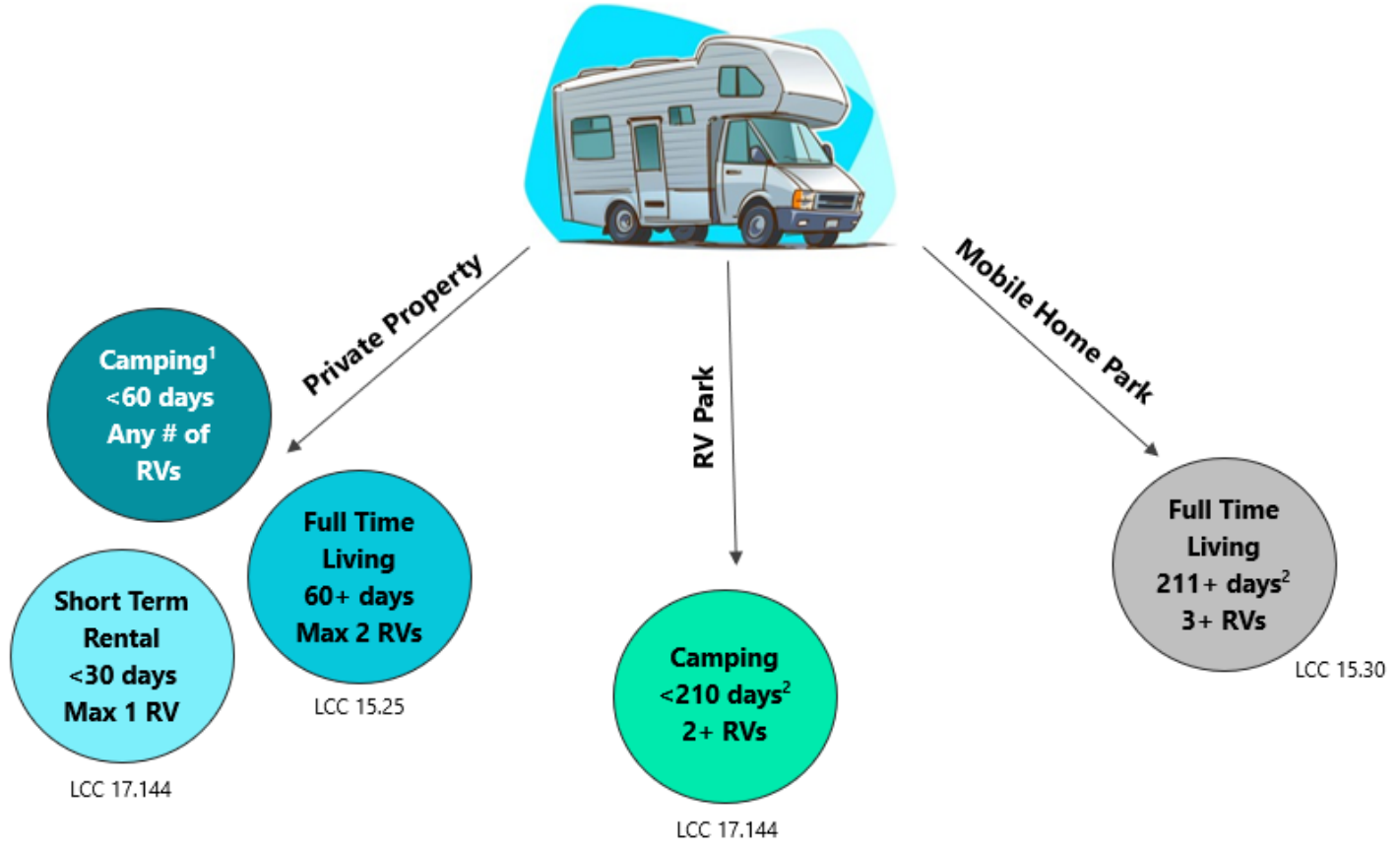


*When no fees are charged. If a fee is charged, then it's considered a STR or RV Park depending on the number of RVs. The current allowance is 180 days. If Ordinance 1348 is passed, that will increase to 210 days.*

**Updated August 2023**



# How do you want to use your property for RVs?



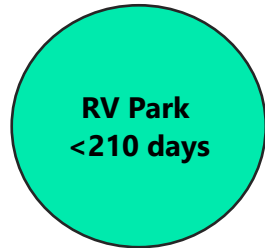
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Updated August 2023



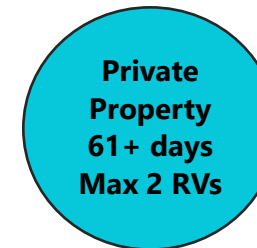
# RV Parks and Campgrounds

We are only focused on RV Parks and Campground



We are NOT focused on:

1. Private Property – camping or RV living
2. Mobile Home Parks



# What are we trying to solve?

1. RV Parks and Campgrounds should not be processed as Binding Site Plans; should be processed as Special Use Permits.
2. Cleaning up the code to make it easier and more understandable.
3. Allowing a few more things (e.g., accessory uses).



# What are we NOT trying to solve?

**Not solving RV Occupancy.**

No changes to RV use on private property.

No changes to Mobile Home Parks.





# Definitions

- **Cabin** – recreational dwelling for transient accommodations
- **Yurt** – round structure constructed of fabric/pliable materials, supported by wooden/metal frame on a foundation/platform and served by electricity, water, septage
- **Tent** – temporary structure, except a yurt, constructed of fabric/pliable material



# Definitions

- **Campground** – parcel of land where two or more camping sites are offered for a fee for transient accommodations
- **Primitive campground** – campground with minimal level of amenities (no power, water or septage at individual camping sites)
- **Disperse camping** – camping outside a designated campground with no services or amenities
- **Camper Club** – Master Planned Resort where sites are leased by members of an organization



# What is changing?

RV Parks and Campgrounds:

Update existing rule = ~~180~~ 210 days max stay in RV

Allowing cabins and yurts for 30 day stays

Allowing caretaker accommodations



# What is changing?

## Not changing

- Where RV Parks and Campgrounds are allowed
- Minimum lot size required\*
- Minimum campsite size
- Density of campsites when RVs are allowed
- Septic, water and solid waste requirements

## Changing

- Review process
- Camper Clubs
- Tent-only campgrounds
- Cabin/yurts allowed
- Length of stay (210 days)
- Caretaker accommodations
- Accessory uses
- Screening and buffering

*\*Planning Commission suggest reducing minimum size from 2.5 acres to 2 acres*



# Schedule

**September 14** – Notice Hearing – written testimony

➤ send to [mindy.brooks@lewiscountywa.gov](mailto:mindy.brooks@lewiscountywa.gov) by 4:00pm Oct 2

**September 27** – Wednesday Workshop <<<< *we are here*

**October 3** – Public Hearing – oral testimony

More information:

<https://lewiscountywa.gov/departments/community-development/rezones/comprehensive-plan-and-development-regulation-amendments/rv-parks-and-campground-code-update/>





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