

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
LEWIS COUNTY, WASHINGTON**

**IN THE MATTER OF:**

ORDINANCE NO. 1348

ADOPT ORDINANCE 1348 TO AMEND CHAPTERS 15.30 (MOBILE HOME PARKS), 16.04 (DEFINITIONS), 17.10 (DEFINITIONS), 17.30 (ACCESSORY USES) AND 17.42 (ZONING SUMMARY), REPEAL CHAPTER 16.14 (RECREATIONAL VEHICLE PARK DIVISIONS), AND ADOPT CHAPTER 17.144 (RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS) OF THE LEWIS COUNTY CODE

**NOW THEREFORE BE IT ORDAINED**

DONE IN OPEN SESSION this 3rd day of October, 2023.

APPROVED AS TO FORM:  
Jonathan Meyer, Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS  
LEWIS COUNTY, WASHINGTON

Barbara Russell  
By: Barbara Russell,  
Deputy Prosecuting Attorney

Sean D. Swope  
Sean D. Swope, Chair

ATTEST:

Scott J. Brummer  
Scott J. Brummer, Vice Chair

Rieva Lester, CMC  
Rieva Lester, CMC,  
Clerk of the Lewis County Board of  
County Commissioners

Lindsey R. Pollock, DVM  
Lindsey R. Pollock, DVM, Commissioner



**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF LEWIS COUNTY, WASHINGTON**

**ADOPT ORDINANCE 1348 TO AMEND CHAPTERS 15.30 (MOBILE )  
HOME PARKS), 16.04 (DEFINITIONS), 17.10 (DEFINITIONS), )  
17.30 (ACCESSORY USES) AND 17.42 (ZONING SUMMARY), )  
REPEAL CHAPTER 16.14 (RECREATIONAL VEHICLE PARK )       **ORDINANCE 1348**  
DIVISIONS), AND ADOPT CHAPTER 17.44 (RECREATIONAL  
VEHICLE PARKS AND CAMPGROUNDS) OF THE LEWIS COUNTY  
CODE**

**WHEREAS**, Lewis County is required by RCW 36.70A.130 to periodically review and evaluate its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the Washington State Growth Management Act; and

**WHEREAS**, RCW 36.170A.130(2)(a) requires that amendments to comprehensive land use plans not be made more than once per year except adoption of comprehensive plan amendments necessary to enact a planned action under RCW 43.21C.440, including amendments to development regulations that are consistent with a comprehensive plan adopted under RCW 36.70A; and

**WHEREAS**, the Lewis County Comprehensive Plan (Ordinance 1287) was adopted in 2017 by the Board of County Commissioners and is consistent with RCW 36.70A, Growth Management; and

**WHEREAS**, as provided for by RCW 36.70A.130 and RCW 43.21C.440, the Lewis County Planning Commission elected to conduct a review and update LCC 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 15.30, Mobile Home Parks; and

**WHEREAS**, the amendments to Lewis County Code Chapters 15.30, Mobile Home Parks (Exhibit A), 16.04, Definitions (Exhibit B), 17.10, Definitions (Exhibit C), 17.30, Accessory Uses (Exhibit D) and 17.42, Zoning Summary (Exhibit E), and repealing Chapter 16.14, Recreational Vehicle Park Divisions (Exhibit F), and replacing it with Chapter 17.144, Recreational Vehicle Parks and Campgrounds (Exhibit G), are consistent with the Lewis County Comprehensive Plan, as described in Exhibit I, Further Findings of Fact; and

**WHEREAS**, a duly noticed public hearing was held by the Lewis County Planning Commission on July 25, 2023, during which the Planning Commission considered testimony and voted to approve transmittal of a recommendation to the Board of County Commissioners (BOCC) to adopt amendments to the Lewis County Code (Exhibit H, Transmittal Letter); and

**WHEREAS**, on September 12, 2023, the Lewis County BOCC passed Resolution 23-290 to hold a public hearing on Ordinance 1348 and directed the Clerk of the Board to provide notice of the hearing; and

**WHEREAS**, the Lewis County BOCC held duly noticed public hearing on the proposed amendments to the Lewis County Code on October 3, 2023; and

**WHEREAS**, the Lewis County BOCC finds that the proposed amendments to Lewis County Code, as shown in Exhibits A through G, are in the public's best interest.

**NOW THEREFORE BE IT RESOLVED** that the Lewis County BOCC hereby adopts the amendments to Lewis County Code Chapters 15.30, Mobile Home Parks (Exhibit A), 16.04, Definitions (Exhibit B), 17.10, Definitions (Exhibit C), 17.30, Accessory Uses (Exhibit D) and 17.42, Zoning Summary (Exhibit E); and

**NOW THEREFORE BE IT FURTHER RESOLVED** that the Lewis County BOCC hereby repeals Lewis County Code Chapter 16.14, Recreational Vehicle Park Divisions (Exhibit F); and

**NOW THEREFORE BE IT FURTHER RESOLVED** that the Lewis County BOCC hereby adopts Lewis County Code Chapter 17.144, Recreational Vehicle Parks and Campgrounds (Exhibit G); and

**NOW THEREFORE BE IT FURTHER RESOLVED** that the Lewis County BOCC hereby adopts Exhibit I as further findings of fact.

**PASSED IN REGULAR SESSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

APPROVED AS TO FORM:  
Jonathan Meyer, Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS  
LEWIS COUNTY, WASHINGTON

\_\_\_\_\_  
By: Civil Deputy Prosecuting Attorney

\_\_\_\_\_  
Sean D. Swope, Chair

ATTEST:

\_\_\_\_\_  
Scott J. Brummer, Vice Chair

\_\_\_\_\_  
Rieva Lester, Clerk of the Board

\_\_\_\_\_  
Lindsey R. Pollock, DVM, Commissioner

## Commentary

### **ORDINANCE 1348 EXHIBIT A – LEWIS COUNTY CODE TITLE 15.30 Mobile Home Parks**

This amendment is included in the RV Parks and Campgrounds code update package because if the property owner wants to provide camping sites for a residential use, which means occupies for more than 210 consecutive days, then the requirements of Chapter 15.30, Mobile Home Parks, must be met.

There is an inconsistency between two sections of Title 15. Chapter 15.25 has RV occupancy restrictions that state the maximum allowed length of stay outside of a RV Park/Campground is 60 consecutive days before the mobile home placement requirements must be met. Chapter 15.30, with in the scope, says the maximum allowed length of stay in a mobile home park before the mobile home placement requirements must be met is 30 consecutive days. This code amendment removes the inconsistency and leaves the 60 consecutive days requirement in place.

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## **Chapter 15.30 MOBILE HOME PARKS**

Sections:

- 15.30.010 Purpose.**
- 15.30.020 Definitions.**
- 15.30.030 Scope.**
- 15.30.040 Procedure.**
- 15.30.050 Review and penalties.**
- 15.30.060 Design standards.**
- 15.30.070 Operational inspection.**

## Commentary

### 15.30.030(3)

RV occupancy is addressed under new subsection 17.144.050, *Length of Stay*, as well as 15.25.080, *Occupancy Restrictions*. Chapter 15.30 only need state that RVs and park trailers are allowed to be placed as mobile homes within mobile home parks and can rely on the other chapters to establish the length of stay restrictions.

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**15.30.010 Purpose.**

[No Change]

**15.30.020 Definitions.**

[No Change]

**15.30.030 Scope.**

- (1) Applicability. It shall be unlawful for any person to construct, alter, extend, or occupy any mobile home park within Lewis County unless the person has an approved mobile home park binding site plan in the name of such person for the specific construction, alteration, extension, or occupation proposed.
- (2) Legal Nonconforming Status. Any mobile home park existing prior to the effective date of the ordinance codified in this chapter which meets the state and local health codes may continue in its present use and occupancy. However, any alteration or addition to such a park shall comply with the requirements of this chapter.
- (3) Recreational Vehicles and Park Trailers. A recreational vehicle or park trailer ~~occupied continuously for more than 30 days shall meet~~ may be placed as a mobile home if all the requirements of a mobile home under this chapter Chapter 15.25, Mobile Homes and Commercial Coaches, are met.

**15.30.040 Procedure.**

[No Change]

**15.30.050 Review and penalties.**

[No Change]

**15.30.060 Design standards.**

[No Change]

**15.30.070 Operational inspection.**

[No Change]

## Commentary

### **ORDINANCE 1348 EXHIBIT B – LEWIS COUNTY CODE TITLE 16.04 Definitions**

Sections 16.04.236, 16.04.237 and 16.04.238 are the only definitions being removed from the Chapter 16.04 and added to Chapter 17.10. All other Chapter 16.04 definitions will remain unchanged. Seasonal and Transient Recreational Vehicle Parks will no longer be defined because the new standards in Chapter 17.144 will allow stays at all RV Parks up to 180 days.



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## **Chapter 16.04 DEFINITIONS**

### **Sections:**

- 16.04.010 Definitions generally.**
- 16.04.025 Administrator.**
- 16.04.030 Alley.**
- 16.04.040 Auditor.**
- 16.04.043 Binding site plan.**
- 16.04.050 Block.**
- 16.04.055 Board.**
- 16.04.060 Buildable lot.**
- 16.04.070 Building line.**
- 16.04.080 Building site.**
- 16.04.085 CARL.**
- 16.04.087 Cluster development.**
- 16.04.090 Comprehensive plan.**
- 16.04.093 Conforming lot.**
- 16.04.096 Contiguous land.**
- 16.04.100 County.**
- 16.04.110 Cul-de-sac (dead-end street).**
- 16.04.120 Declaration of short subdivision.**
- 16.04.130 Dedication.**
- 16.04.136 Division or division of land.**
- 16.04.140 Easement.**
- 16.04.145 Environment.**
- 16.04.147 Family member unit.**
- 16.04.150 Final approval.**
- 16.04.160 Final plat.**
- 16.04.165 Final short plat.**
- 16.04.173 Frontage**
- 16.04.175 Home, model.**
- 16.04.176 Land.**
- 16.04.178 Land, contiguous.**
- 16.04.180 Lot.**
- 16.04.183 Large lot subdivision.**
- 16.04.184 Nonconforming lot.**
- 16.04.185 Open space.**

## **Commentary**

Sections 16.04.236, 16.04.237 and 16.04.238 are the only definitions being removed from the Chapter 16.04 and being added to Chapter 17.10. All other definitions will remain in Chapter 16.04.

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- 16.04.186 **Owner.**
- 16.04.190 **Person.**
- 16.04.195 **Planned unit development.**
- 16.04.210 **Plat.**
- 16.04.220 **Preliminary approval.**
- 16.04.230 **Preliminary (long) plat.**
- 16.04.231 **Private road.**
- 16.04.232 **Public road.**
- 16.04.233 **Public utilities.**
- 16.04.234 **Public water system.**
- 16.04.235 **Purveyor.**
- ~~16.04.236 **Recreational vehicle park**~~
- ~~16.04.237 **Recreational vehicle park, seasonal.**~~
- ~~16.04.238 **Recreational vehicle park, transient.**~~
- 16.04.240 **Required improvements.**
- 16.04.245 **Reverse frontage lots.**
- 16.04.250 **Right-of-way.**
- 16.04.260 **Roadway.**
- 16.04.265 **Sale, lease, or transfer of ownership.**
- 16.04.267 **Satellite management agency (SMA).**
- 16.04.270 **Short plat.**
- 16.04.280 **Short subdivision.**
- 16.04.290 **Street.**
- 16.04.300 **Subdivider.**
- 16.04.310 **Subdivision.**
- 16.04.320 **Utilities easements.**

## Commentary

Sections 16.04.236, 16.04.237 and 16.04.238 are the only definitions being removed from the Chapter 16.04 and being added to Chapter 17.10. All other definitions will remain in Chapter 16.04.

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**16.04.010 through 16.04.235**

[No Change]

**~~16.04.236 Recreational vehicle park.~~**

~~“Recreational vehicle park” means any parcel of land upon which two or more recreational vehicle sites are located, established, or maintained for temporary occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes. For the purposes of this title, all recreational vehicles shall be licensed by the state of Washington or other comparable jurisdiction as a vehicle. In addition, mobile homes shall not be considered to be recreational vehicles. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

**~~16.04.237 Recreational vehicle park, seasonal.~~**

~~“Seasonal recreational vehicle park” means those recreational vehicle parks that are approved for stays of no more than 180 days (cumulative) within any calendar year. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

**~~16.04.238 Recreational vehicle park, transient.~~**

~~“Transient recreational vehicle park” means those recreational vehicle parks approved for transient stays of not more than 60 days (cumulative) within any calendar year. These parks are “tourist oriented” and usually have recreation and other facilities. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

**16.04.239 through 16.04.320**

[No Change]

# Commentary

## **ORDINANCE 1348 EXHIBIT C – LEWIS COUNTY CODE 17.10 DEFINITIONS**

Definitions from Title 16 have been moved to Title 17 so that the definitions are in the same title as the code that they define.

The intent of the new definitions is to better define what is regulated in the standards. The definitions have been clarified to remove regulations from within the definition itself, such as occupancy time limitations. Those instead will be regulated in land use standards.

Cabins are separate from other dwellings. A primary dwelling on a single lot is a single family residence even if that dwelling is referred to as a "cabin" by the owner. A vacation home is a single family residence even if that dwelling is referred to as a "cabin" by the owner. For the purposes of this code, a cabin is explicitly a recreational dwelling used for transient accommodations.

Primitive campgrounds are a type of campground. This definition is added for clarity to applicants that they are not required to provide water, septage or power to every camping site. However, the requirements of Chapter 17.144, RV Parks and Campgrounds, LCC must be met.

Dispersed camping is added to clarify the difference between camping in or outside of a campground. If a fee is charged for camping then it meets the definition of a campground.

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### **17.10.001 Generally**

[No Change]

### **17.10.010 "A" definitions.**

[No Change]

### **17.10.020 "B" definitions.**

[No Change]

### **17.10.030 "C" definitions.**

~~"Campground" means any parcel or adjacent parcels of land in the same ownership, either public or private, which provides sanitary facilities and spaces for pitching tents for short-term occupancy of a transient, recreational nature. A "private camping club" is included within this definition. Those campground facilities that provide occupancy continuously for 30 or more days shall be governed by the regulations in Chapters 15.25 and 15.30 LCC.~~

"Cabin" means a recreational dwelling used for transient accommodations which may include separate kitchen, bedroom and bathroom facilities. Cabins may be factory assembled structures, constructed dwellings with foundations, yurts or similar recreational structures.

"Campground" means any parcel or tract of land under the control of any person, organization, or governmental entity where two or more camping sites are offered for transient accommodations for a fee.

"Campground, primitive" means a campground with a minimal level of amenities that do not provide power, water or septage connections at individual camping sites.

"Camping, dispersed" means camping outside of a designated campground where no services or amenities, such as power, water, septage or trash removal, are provided.

"Camping site" means a space or area within a recreational vehicle park or campground designated for recreational vehicles or tents.

"Camper Club" means a type of Master Planned Resort where camping sites are leased by members of an organization, but the parcel or tract of land is under the ownership of the organization.

[No changes to the remainder of the "C" definitions]

## Commentary

There are no changes to the definitions "D" through "K".



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**17.10.040 "D" definitions.**

[No Change]

**17.10.050 "E" definitions.**

[No Change]

**17.10.060 "F" definitions.**

[No Change]

**17.10.070 "G" definitions.**

[No Change]

**17.10.080 "H" definitions.**

[No Change]

**17.10.090 "I" definitions.**

[No Change]

**17.10.110 "J" definitions.**

[No Change]

**17.10.120 "K" definitions.**

[No Change]

**17.10.130 "L" definitions**

"Larger than utility runway," for the purpose of Chapter 17.80 LCC, Airport Obstruction Zoning, means a runway that is constructed for and intended to be used by propeller-driven aircraft of greater than 12,500 pounds maximum gross weight and jet-powered aircraft. This definition shall only apply to the Chehalis-Centralia Airport.

## Commentary

A definition of lodging unit is added and is based on the WAC definition.

There are no changes to definitions "M" through "Q".

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Loading Space, Off-Street. "Off-street loading space"-means space logically and conveniently located for bulk pickups and deliveries, scaled to delivery trucks, expected to be used and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading spaces are not to be included as off-street parking space in computation of required off-street parking space. All off-street loading spaces shall be located totally outside of any street or alley right-of-way.

"Lodging Unit" means a building or portion thereof, made available to the public for transient accommodations, and individually designated by number, letter, or other means of identification, Hotels, motels, bed and breakfasts and short term rentals are considered lodging.

[No changes to the remainder of the "L" definitions]

**17.10.140 "M" definitions.**

[No Change]

**17.10.140 "N" definitions.**

[No Change]

**17.10.150 "O" definitions.**

[No Change]

**17.10.160 "P" definitions.**

[No Change]

**17.10.170 "Q" definitions.**

[No Change]

**17.10.180 "R" definitions.**

"Reclamation" means the process of reconvertng disturbed lands to their former use or other compatible uses.

"Recreation areas" are those areas: (a) within five air miles of national park/national forest; (b) within one air mile of Riffe Lake, Mayfield Lake, Mineral Lake, Carlisle Lake; (c) within one-half mile of the Cowlitz, Chehalis, Tilton, Skookumchuck, and Newaukum Rivers, and Lincoln and Winston Creeks, and (d) all state parks.

## Commentary

"R" definitions from Title 16 are moved to Title 17.

There are no changes to definitions "S" or "U" through "W".

"T" definitions from Title 16 are moved to Title 17.

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"Recreational facility, local" means a park facility that serves a local population and includes limited and basic recreational facilities such as playgrounds, trails, open space and ballfields.

"Recreational facility, regional" means a facility that attracts a regional clientele, such as country clubs and golf courses, sports complexes, and intensive commercial recreational uses such as a golf driving range, race track, an amusement park, a paintball facility, or a gun club.

"Recreational vehicle" means a vehicular-type unit primarily designed for recreational camping or travel use, certified as an RV by the Washington State Department of Labor and Industries. The units include travel trailers, fifth-wheel trailers, folding camping trailers, truck campers, park trailers and motor homes.

"Recreational vehicle park" means any parcel or tract of land under the control of any person, organization, or governmental entity where two (2) or more camping sites are offered for recreational vehicle transient accommodations.

[No changes to the remainder of the "R" definitions]

#### **17.10.190 "S" definitions.**

[No Change]

#### **17.10.200 "T" definitions.**

"Tent" means a temporary structure, enclosure or shelter, except a yurt, constructed of fabric or pliable material supported in any manner except by air or the contents it protects.

"Transient accommodations" means any facility such as a hotel, motel, bed and breakfast, resort, campground, RV park or any other facility or place offering lodging units or camping sites to guests for a fee for periods no longer than thirty (30) consecutive days, except campground/RV parks which may offer camping sites for periods no longer than 210 consecutive days.

[No changes to the remainder of the "T" definitions]

#### **17.10.210 "U" definitions.**

[No Change]

#### **17.10.220 "V" definitions.**

[No Change]

#### **17.10.230 "W" definitions.**

[No Change]

## Commentary

There are no changes to definitions "X" or "Z".

A definition of yurt is added to clarify that those structures are different than a tent.

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**17.10.240 "X" definitions.**

[No Change]

**17.10.250 "Y" definitions.**

Yard, Front. "Front yard" means an open space on a lot, between the road right-of-way, or point of access (front property line), and the requisite minimum front yard setback line. Where a lot lies at the corner of two or more roads, it shall have a front yard setback area extending back from each road right-of-way. If the exact location of the right-of-way is not known, it shall be assumed that the improved traveling surface of the road is in the center of the road right-of-way. If the width of the road right-of-way is not known, it shall be assumed to be the statutory 60 feet.

Yard, Rear. "Rear yard" means an open space on a lot, between the rear property line and the building closest to the rear property line. In the case of a lot with more than one road frontage the rear yard shall be deemed to be the yard abutting the shorter rear property line; the other yard shall be treated as a side yard. In cases of doubt, the administrator shall make the determination.

Yard, Side. "Side yard" means any yard that is not a front or rear yard.

"Yurt" means a round structure constructed of fabric or pliable materials supported by a wooden or metal frame on a foundation, platform or similar base and typically served by electricity, water, and/or septage.

**17.10.260 "Z" definitions.**

[No Change]

# Commentary

## ORDINANCE 1348 EXHIBIT D – LEWIS COUNTY CODE 17.30 RESOURCE LANDS

There are no changes to Article I, Article II, Article III, Article V, or Article VI. The only amendments are to Article IV, Forest Resource Lands. The amendments are to clarify that campground and dispersed camping are allowed on lands with a zoning designation of Forest Resource Lands (FRL).

The campground or dispersed camping must be accessory to and in aid of the primary forestry use.



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### **Article I. General Provisions**

[No Change]

### **Article II. Reserved**

[No Change]

### **Article III. General Requirements**

[No Change]

### **Article IV. Forest Resource Lands**

#### **17.30.420 Classification.**

[No Change]

#### **17.30.430 Designation.**

[No Change]

#### **17.30.440 Uses.**

[No Change]

#### **17.30.450 Primary uses.**

[No Change]

#### **17.30.460 Accessory uses.**

Uses allowed outright where directly connected with and in aid of a forestry activity:

- (1) One single-family dwelling unit or mobile home per lot, parcel, or tract;
- (2) One accessory dwelling unit in conjunction with a single-family dwelling or mobile home. Kitchen facilities may not be provided in accessory dwelling units;
- (3) Storage of explosives, fuels, and chemicals used for agriculture and forestry subject to all applicable local, state, and federal regulations;
- (4) Forestry, environmental, and natural resource research;

## Commentary

### 17.30.460 Accessory uses.

(5) RV parks and campgrounds are currently allowed as an accessory use in FRL. Like RV parks and campgrounds on lands with other zoning designations, a Special Use Permit is required.

(6) Recreational vehicle parks is removed and made standalone (see 5). Primitive campsites are replaced with dispersed camping. Dispersed camping means camping outside of a campground. For example, hiking in the National Forest and camping alongside the trail is dispersed camping. There must be an associated recreational facility, such as a trail, trailhead, boat launch, etc. On private land zoned FRL, dispersed camping is also allowed and, again, must be associated with another recreational facility. If a fee is charged for camping, then it is not dispersed camping and must meet the requirements of Chapter 17.144, RV Parks and Campground, LCC. In all cases, camping must be accessory to and in aid of the primary forestry use of the land. Charging a parking fee is not the same as charging a fee for using a camping site.

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- (5) Recreational vehicle parks and campgrounds that meet the requirements of Chapter 17.144, RV Parks and Campgrounds, LCC.
- (56) ~~Dispersed recreation and recreation~~ Recreational facilities such as dispersed camping primitive campsites, trails, trailheads, snowparks, warming huts for climbers and cross-country skiers, recreational vehicle parks, boat launches, and accessory uses; Dispersed camping must be associated with other recreational facilities;
- (67) Aircraft landing fields, heliports;
- (78) Watershed management facilities, including but not limited to diversion devices, impoundments, dams for flood control, fire control, and stock watering.

**17.30.470 Incidental uses.**

[No Change]

**17.30.475 Special uses.**

[No Change]

**17.30.490 Maximum density and minimum lot area.**

[No Change]

**17.30.500 Setbacks.**

[No Change]

**17.30.510 Water supply.**

[No Change]

**17.30.520 Access.**

[No Change]

**17.30.530 Surveys.**

[No Change]

## Commentary

There are no changes to subsection 17.30.560, Article V and Article VI.

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**17.30.560 Process for petitioning for designation as a forest land of local importance (“opt-in”).**

[No Change]

**Article V. Agricultural Resource Lands**

[No Change]

**Article VI. Mineral Resource Lands**

[No Change]

## Commentary

### **ORDINANCE 1348 EXHIBIT E – LEWIS COUNTY CODE 17.42, RURAL AREA ZONING SUMMARY**

The process for approving RV parks and campgrounds is being changed from a Binding Site Plan to a Special Use Permit.

The code references are updated throughout the table.

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**Chapter 17.42**  
**RURAL AREA ZONING SUMMARY**

**Sections:**

- |                  |                                  |
|------------------|----------------------------------|
| <b>17.42.010</b> | <b>Purpose.</b>                  |
| <b>17.42.015</b> | <b>Conflicts.</b>                |
| <b>17.42.017</b> | <b>Minimum lot size summary.</b> |
| <b>17.42.020</b> | <b>Land use summary.</b>         |

## Commentary

### 17.42.020

Residential line D, multifamily housing, is a correction to the citation.



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**17.42.010 Purpose.**

[No change]

**17.42.015 Conflicts.**

[No change]

**17.42.017 Minimum lots size summary.**

[No change]

**17.42.020 Land use summary.**

See Table 2 of this section.

**Table 2: Land Use Summary**

USE TYPE		RURAL (RDD)			LAMIRD							RECREATIONAL		SECTION
RESIDENTIAL		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
A	Single-family residential	P	P	P	P	P	X	P (on existing lots)	X (except caretaker)	P	X	X	X	
B	Accessory dwelling unit	P	P	P	P	P	X	P (associated with existing residential uses)	X	P	X	X	X	
C	Duplex	P (10-acre minimum lot size)	P (20-acre minimum lot size)	P (40-acre minimum lot size)	P	P	X	P (on existing lots)	X	X	X	X	X	
D	Multifamily housing	X	X	X	A <sup>1</sup>	X	X	X	X	A <sup>1</sup>	X	X	X	17.142.15060
PUBLIC/SEMI-PUBLIC		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
A	Cemeteries	P	P	P	P	P	X	P	P	P	X	X	X	
B	Schools	P	P	P	P	P	X	P	P	P	X	X	X	

## Commentary

There are no changes to Public/Semi-Public lines C or D.

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PUBLIC/SEMI-PUBLIC		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
C	Religious buildings, community centers, grange halls, and similar structures for public assembly													17.142.180
	-Up to 6,000 sq.ft.	P	P	P	P	P	X	P	P	P	X	X	X	17.142.180
	-Up to 10,000 sq.ft.	A	A	A	P	P	X	P	P	P	X	X	X	17.142.180
D	Assisted living facilities, convalescent homes, retirement facilities and similar uses													
	-Up to 6 persons, when the individuals are covered under Washington State fair housing legislation	P	P	P	P	P	X	P (on existing lots)	X	P	X	X	X	
	-Up to 6 persons, when the individuals are not covered under Washington State fair housing legislation	SUP	SUP	SUP	SUP	SUP	X	SUP	SUP	SUP	X	X	X	

## Commentary

Public/Semi-Public line E, rural services, and Commercial/Industrial lines A and B are a correction to the citation.

There are no changes to Commercial/Industrial lines C through F.

Code text to be removed is shown  
with a ~~strike through~~ and code text to be added is shown with an underline.

PUBLIC/SEMI-PUBLIC		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
	-7 or more persons	SUP	SUP	SUP	SUP	SUP	X	SUP	SUP	SUP	X	X	X	
E	Public facilities <sup>2</sup>													
	-Rural governmental services	A	A	A	A	A	A	A	A	A	A	A	A	17.142.160Z <u>Q</u>
	-Essential public facilities, local	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	17.142.160Z <u>Q</u>
	-Essential public facilities, major	Amend CP											17.142.160Z <u>Q</u>	
F	Tourist/rest stops	A	A	A	A	X	X	X	A	A	X	A	A	
COMMERCIAL/INDUSTRIAL		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/SR	RAI	Park	TSA	Reference
A	Home-based business (cottage industries)	P/A/SUP <sup>3</sup>	P/A/SUP <sup>3</sup>	P/A/SUP <sup>3</sup>	P/A/SUP <sup>3</sup>	P/A/SUP <sup>3</sup>	P/A/SUP <sup>3</sup>	P/A/SUP <sup>3</sup>	P/A/SUP <sup>3</sup>	P/A/SUP <sup>3</sup>	P/A/SUP <sup>3</sup>	P/A/SUP <sup>3</sup>	P/A/SUP <sup>3</sup>	17.142.1420, <u>17.142.130</u>
B	Isolated small business	A/SUP <sup>3</sup>	A/SUP <sup>3</sup>	A/SUP <sup>3</sup>	Not applicable in LAMIRDs							X	X	17.142.1203 <u>Q</u>
C	Standalone retail, sales, or professional services	Use isolated small business process			P/SUP <sup>4</sup>	X	P - related to industrial or resource use	P	P	X	P - related to industrial or resource use	X	X	
D	Recreation service retail (boat shop, boat and tackle shop, camping supplies, limited grocery and sundries, including storage)	A	A	A	P/SUP <sup>4</sup>	X	X	P	P	P/SUP <sup>4</sup>	X	P	P	
E	Restaurant	SUP	SUP	SUP	P	X	X	P	P	SUP	X	P	P	
F	Convenience grocery or fuels	P	P	P	P/SUP <sup>4</sup>	X	P	P	P	X	P	P	P	

## Commentary

Commercial/Industrial lines *G* and *M* are a correction to the citation.

There are no changes to Commercial/Industrial lines *H* through *L*, or line *N*.

Code text to be removed is shown  
with a ~~strike through~~ and code text to be added is shown with an underline.

COMMERCIAL/ INDUSTRIAL		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/ SR	RAI	Park	TSA	Reference
G	Clustered tourist uses	A	A	A	A/SUP <sup>4</sup>	X	X	X	A	X	X	X	X	17.142.090 <u>100</u>
H	Event center													
	-Up to 5,000 square feet	A	A	A	A	A	A	A	A	A	A	A	A	
	-Up to 10,000 square feet	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
I	New regional auctioneering facility and supporting uses	SUP	SUP	SUP	X	X	SUP	X	SUP	X	SUP	X	X	17.142.050
J	Manufacturing, assembly, and process of goods	Use isolated small business process			SUP	X	P/SUP <sup>4</sup>	X	SUP	X	P (based on standards in 17.75)	X	X	
K	Storage, transportation and handling of goods	Use isolated small business process			SUP	X	P/SUP <sup>4</sup>	X	SUP	X	P (based on standards in 17.75)	X	X	
L	Mini-storage	Use isolated small business process			A	X	X	A	A	X	A	X	X	
M	Marijuana production, processing and retail													
	-Marijuana retailers	X	X	X	SUP	X	X	SUP	SUP	X	X	X	X	17.142.140 <u>150</u>
	-Type 1 marijuana processing	SUP	SUP	SUP	X	X	SUP	X	X	X	SUP	X	X	17.142.130 <u>140</u>
	-Type 2 marijuana processing	X	X	X	X	X	SUP	X	X	X	X	X	X	17.142.130 <u>140</u>
	-Marijuana production	SUP	SUP	SUP	X	X	SUP	X	X	X	SUP	X	X	17.142.130 <u>140</u>
N	On-site treatment/storage of hazardous waste	P – ac.	P – ac.	P – ac.	P – ac.	P – ac.	P – ac.	P – ac.	P – ac.	P – ac.	P – ac.	P – ac.	P – ac.	

## Commentary

Lodging and Accommodations line B is updated to reflect the new code section 17.144, Recreational Vehicle Parks and Campgrounds. The required permitting process has been updated in the zones that allow RV Parks/Campgrounds to reflect that they will require Special Use Permits.

Lodging and Accommodations line C and Recreation and Parks line B are a correction to the citation.

There are no changes to Commercial/Industrial line O, Lodging/Accommodations lines A or D, Recreation/Parks line A, Shoreline line A, Aviation line A or Resource line A.



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with a ~~strike through~~ and code text to be added is shown with an underline.

COMMERCIAL/ INDUSTRIAL		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/ SR	RAI	Park	TSA	Reference
O	Animal kennels, shelters, boarding, grooming and hospitals	P	P	P	A	X	P	P/A <sup>5</sup>	P	X	X	X	X	
LODGING/ACCOMMODATIONS		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/ SR	RAI	Park	TSA	Reference
A	Bed and breakfast	P	P	P	P	P	X	P	P	P	X	P	P	17.142.070
B	RV parks and campgrounds	SUP	SUP	SUP	<del>PSUP</del>	X	X	<del>PSUP</del>	<del>PSUP</del>	SUP	X	<del>PSUP</del>	<del>PSUP</del>	<del>16.1417.14</del> <u>4</u>
C	Transient accommodations (other than bed and breakfasts)	SUP	SUP	X	P	X	X	X	P	SUP	X	P	P	17.142.240 <u>20</u>
D	Master planned resorts	MPR	MPR	MPR	X	X	X	X	X	X	X	MPR	MPR	
RECREATION/PARKS		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/ SR	RAI	Park	TSA	Reference
A	Local recreational facilities	P	P	P	P	P	X	X	X	P	X	P	P	
B	Regional recreational facilities	SUP	SUP	SUP	SUP	SUP	X	X	X	SUP	X	P	P	17.142.490 <u>200</u>
SHORELINE		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/ SR	RAI	Park	TSA	Reference
A	Shoreline uses	Regulated under the Shoreline Master Program (SMP)												
AVIATION		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/ SR	RAI	Park	TSA	Reference
A	Aviation facilities	SUP	SUP	SUP	X (existing public airports permitted to expand)	X	X	X	X	X	X	X	X	17.142.060
RESOURCE		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/ SR	RAI	Park	TSA	Reference
A	Mineral resource use													

## Commentary

Resource line A is a correction to the citation.

There are no changes to Resource line B through I.

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with a ~~strike through~~ and code text to be added is shown with an underline.*

RESOURCE		RDD-5	RDD-10	RDD-20	STMU	STR	STI	CC	FC	RRC/ SR	RAI	Park	TSA	Reference
	-Below DNR threshold	P	P	P	X	X	X	X	X	X	X	X	X	
	-New or expansion of existing approved mine area	SUP	SUP	SUP	X	X	X	X	X	X	SUP	X	X	17.142.200 <u>10</u>
B	Forestry uses listed in LCC 17.30.450(1) and (2)	P	P	P	P	P	P	P	P	P	P	P	P	
C	Forest resource accessory use, mills, log yards													
	-Temporary (less than 1 year/ portable)	P	P	P	X	X	P	X	X	X	P	X	P	
	-Permanent (fixed installation or more than 1 year)	P/SUP over 20 acres	P/SUP over 20 acres	P/SUP over 20 acres	X	X	P/SUP over 20 acres	X	X	X	P/SUP over 20 acres	X	X	
D	Agricultural uses listed in LCC 17.30.610 through 17.30.630 <sup>6</sup>	P	P	P	P	P	P	P	P	P	P	X	X	
E	Standalone food or beverage manufacturing	SUP	SUP	SUP	SUP	X	SUP	SUP	SUP	X	SUP	X	X	
F	Storage of agricultural waste (for commercial sale or use outside of the agricultural operation)	SUP	SUP	SUP	X	X	X	X	X	X	X	X	X	
G	Composting facilities (outside of the agricultural operation)	SUP	SUP	SUP	X	X	A/SUP <sup>4</sup>	X	X	X	P	X	X	17.142.090
H	Application of biosolids <sup>7</sup>	SUP	SUP	SUP	X	X	SUP	X	SUP	X	SUP	X	SUP	
I	Confined animal feeding operations	SUP	SUP	SUP	X	X	X	X	X	X	X	X	X	

## **Commentary**

Changes to footnote 3 is a correction to the citation.

There are no other changes to the footnotes.

*Code text to be removed is shown  
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[No change to legend]

1-Allowed where the LAMIRD contains a centralized wastewater treatment facility with adequate capacity.

2-An administrative or special use permit is required for the centralized components of public facilities or services, and not for the provision of the service itself or the linear features of the service, such as individual water lines or roads. For example:

- a. Special permitting is required for new facilities such as a public works road shop, a fire station, a bus facility or a water treatment plant; and
- b. Special permitting is not required for a water line or road (so long as all the other applicable requirements are met), or the operation of a fire or bus service.

3-Uses that exceed a certain size (per LCC 17.142.12030) are required to receive an administrative or special use permit.

4-Uses that exceed a certain size (per LCC 17.142.080) are required to receive a special use permit.

5-Animal kennels, shelters, boarding, grooming and hospitals are permitted outright in the majority of crossroads commercial areas. When an application is submitted for the Galvin and Dorn's Corner crossroads commercial areas, the proposal requires an administrative approval to ensure that notice is provided to nearby landowners.

6-The agricultural uses in LCC 17.30.610 through 17.30.630 are allowed subject to the standards within that section, so long as the uses are not otherwise listed within this matrix and are conducted in accordance with best management practices.

7-The application of biosolids does not apply to bulk biosolids that are applied to a lawn or home garden per the standards in WAC 173-308-250 or bulk biosolids sold or given away in a bag or other container per the standards in WAC 173-308-260.

## Commentary

### **ORDINANCE 1348 EXHIBIT F – LEWIS COUNTY CODE TITLE 16.14 Recreational Vehicle Park Divisions**

As a part of the code change, Recreational Vehicle Park Divisions is being removed from Title 16.14 and added to Title 17 as "17.144 Recreational Vehicle Parks and Campgrounds"

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**Title 16  
SUBDIVISIONS**

**Chapters:**

- 16.02 General Provisions**
- 16.04 Definitions**
- 16.05 Subdivisions**
- 16.10 Short Subdivisions**
- 16.12 Large Lot Subdivisions**
- ~~16.14 Recreational Vehicle Park Divisions~~**
- 16.15 Industrial-Commercial Binding Site Plans**
- 16.18 Clustered Development**

## **Commentary**

All sections are deleted and moved to new Chapter 17.144.



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**Chapter 16.14**  
**RECREATIONAL VEHICLE PARK DIVISIONS**

Sections:

Article I. ~~Scope~~—Administration

- ~~16.14.010~~ **Applicability.**
- ~~16.14.020~~ **Administration.**

Article II. Design

- ~~16.14.030~~ **General.**
- ~~16.14.040~~ **Density.**
- ~~16.14.050~~ **Screening and buffering.**
- ~~16.14.060~~ **Common facilities, recreation areas, and open spaces.**
- ~~16.14.070~~ **State Environmental Policy Act review.**
- ~~16.14.080~~ **Significant natural features.**
- ~~16.14.090~~ **Access and circulation.**

Article III. Required Improvements

- ~~16.14.100~~ **Roads.**
- ~~16.14.110~~ **Off-site traffic impacts.**
- ~~16.14.120~~ **Bridges.**
- ~~16.14.130~~ **Signs.**
- ~~16.14.140~~ **Drainage.**
- ~~16.14.150~~ **Water supply.**
- ~~16.14.160~~ **Sewage disposal and service buildings.**
- ~~16.14.170~~ **Solid waste.**
- ~~16.14.180~~ **Fire protection.**
- ~~16.14.190~~ **Electric utilities.** \_\_\_\_\_

## **Commentary**

All sections are deleted and moved to new Chapter 17.144.

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## **Article I. Scope—Administration**

### **16.14.010 Applicability.**

This chapter establishes a binding site plan process for recreational vehicle park divisions as permitted by RCW 58.17.035, where lots, tracts or parcels are created for the purpose of rent or lease. [~~Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000~~]

### **16.14.020 Administration.**

(1) ~~Recreational vehicle park divisions shall be processed as a Type III binding site plan application per Chapter 17.05 LCC. The applicable standards in this chapter and Chapter 16.15 LCC shall apply.~~

(2) ~~The design and improvement standards listed in LCC 16.14.030 through 16.14.190 shall apply to recreational vehicle park divisions.~~

(3) ~~All provisions, conditions, and requirements of the binding site plan shall be legally enforceable on the owner, purchaser, and any other person acquiring a possessory, ownership, security, or other interest in any property subject to the binding site plan. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

## **Article II. Design**

### **16.14.030 General.**

(1) ~~All recreational vehicle park divisions shall conform with the Lewis County comprehensive plan and/or applicable community development plan, the Lewis County Zoning Code, Chapter 58.17 RCW, and the requirements of this title, provided, in the event of a discrepancy between the standards established herein and those contained in any other applicable plan, control, or ordinance, the stricter standards shall apply.~~

(2) ~~All improvements required by this title, including but not limited to roads, bridges, drains, culverts, stormwater and sanitary sewer systems, fire protection systems, wells and water systems, parks, telephone and electrical systems, and related structures or devices, shall be designed in accordance with the standards currently in effect at the time of preliminary site plan approval.~~

## **Commentary**

All sections are deleted and moved to new Chapter 17.144.

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~~(3) Upon submittal for re-approval, preliminary site plans shall proceed in compliance with the regulations and standards applicable at the time of reapproval.~~

~~(4) Every recreational vehicle site shall contain at least 500 square feet space.~~

~~(5) Recreational vehicle sites shall be designed in such a manner as to provide a minimum of 10-foot separation between vehicles.~~

~~—(a) Accessory structures may be located no closer than 10 feet to any recreational vehicle site nor closer than five feet to any other accessory structure.~~

~~—(b) Each recreational vehicle rental space shall be numbered on the site plan and the number shall be prominently displayed on the site.~~

~~—(6) An organization or individual with proper funding and training to maintain common facilities and operate the parks shall be continuously provided. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

#### **16.14.040 Density.**

(1) For the purposes of this title the maximum density in recreational vehicle park divisions shall be:

(a) A maximum density of 15 lease spaces per acre when a community septage system with individual lease space connections or individual holding tanks for each space are provided.

(b) A maximum density of seven lease spaces per acre when only a central septage dump station is provided.

(2) Recreational vehicle sites shall be occupied on a temporary basis only by no more than one recreational vehicle and appurtenances (one towing/towed vehicle, a boat, an awning, etc.) at any given time.

(3) Minimum parcel size is two and one-half acres; provided, a larger minimum parcel size may be required by the state or local departments for septage disposal, stormwater management, and public water supply. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

## **Commentary**

All sections are deleted and moved to new Chapter 17.144.

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**16.14.050 Screening and buffering.**

(1) Screening and buffering areas shall be established with a minimum width of 25 feet along all exterior property lines.

(2) Screening and buffering areas shall not contain any constructed facilities, erected or placed, with the exception of utility lines, fencing, or security posts; provided, that trails may be located within those buffer areas which are at least 50 feet in width.

(3) Screening and buffering areas shall be left in their natural state, or, if necessary, supplemented by screening plants.

(4) Perimeter buffers shall be supplemented by a fence or other device where trespass is a potential problem.

(5) The purpose of screening and buffers is to protect on a year-round basis the adjacent property or roadways from unsightliness, visual distraction and/or noise impacts. The buffer area may be reduced where it can be demonstrated that alternative screening can adequately accomplish the purposes stated in this subsection. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

**16.14.060 Common facilities, recreation areas, and open spaces.**

(1) Common facilities such as service buildings, water systems, sanitary sewage disposal facilities including septic tanks and drainfields, recreation space, open space, roads, paths, permanent buildings, and facilities for other general purposes shall be designed to accommodate the level of full potential use and occupancy of the recreational vehicle development.

(2) Paths or trails to common facilities shall not interfere with or cross a recreational vehicle site, and shall consider pedestrian safety at those points where trails or paths intersect roads.

(3) At least 25 percent of the total land area within a recreational vehicle park division shall be dedicated, in perpetuity, for open space.

(a) The amount of open space shall not include roads, but may include land devoted to common facilities or land left undeveloped or preserved.

(b) At least one-half of the open space must be suitable for active recreational pursuits.

(c) Such open areas and landscaping shall be continually and properly maintained. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

## **Commentary**

All sections are deleted and moved to new Chapter 17.144.



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**~~16.14.070 State Environmental Policy Act review.~~**

~~All recreational vehicle park divisions shall comply with the environmental review provisions of Chapter 17.110 LCC. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

**~~16.14.080 Significant natural features.~~**

~~Steep slopes, geological hazard areas, marsh or wetland areas, areas subject to flooding or having bad drainage, streamways, tidelands, aquifer recharge areas, and areas containing critical wildlife and habitat may be included within the boundaries of a recreational division; however, improvements required for development shall proceed in compliance with administrative rules and procedures prescribed pursuant to Chapters 17.30 and 17.38 LCC. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

**~~16.14.090 Access and circulation.~~**

~~Access and circulation shall be designed with appropriate consideration for existing and projected roads, anticipated traffic patterns, topographic and drainage conditions, public convenience and safety, and the proposed uses of the land served.~~

~~(1) Recreational vehicle park divisions shall have an access road connecting to an existing public road, designed in accordance with Lewis County road standards.~~

~~(2) Recreational vehicle parks shall be served by at least one major access road to and from the development, and shall contain provisions for one or more emergency exit(s).~~

~~(3) Roads within the confines of the recreational vehicle park division shall provide for access to each recreational vehicle site, and ease of movement within the development.~~

~~(4) Recreational vehicle park divisions shall incorporate standard 60-foot-wide rights-of-way where public roads are to be dedicated. Private road easements shall also be 60 feet wide, and shall be established by recording of a separate instrument or by declaration of easement dedication, graphically portrayed on the binding site plan. However, easement width for private roads may be reduced pursuant to recommendation by the county engineer. In instances where the standard 60-foot-wide easement is not required, provisions for parallel easements for utility installation and maintenance may be required if deemed necessary by the county engineer. All reduced width easements shall be designed to include provisions for emergency vehicle turnarounds.~~

~~(5) All dead-end roads shall be designed to include provisions for emergency vehicle turnarounds in accordance with the Lewis County private road standards.~~

~~(6) Roads shall be designed with appropriate lighting and marked to ensure traffic safety.~~

~~(7) Security fences or other means may be employed to ensure use of private roads by appropriate parties. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

## **Commentary**

All sections are deleted and moved to new Chapter 17.144.

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### **Article III. Required Improvements**

#### **16.14.100 Roads.**

Roads in recreational vehicle park divisions shall comply with the current Lewis County private road standards. [~~Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000~~]

#### **16.14.110 Off-site traffic impacts.**

Recreational vehicle park divisions shall proceed in compliance with the off-site traffic impacts provisions in Chapter 17.145 LCC. [~~Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000~~]

#### **16.14.120 Bridges.**

The design and construction of any bridge in a recreational vehicle park division shall be in accordance with county standards and shall be approved by the county engineer prior to approval of the final binding site plan. All bridge designs shall be certified by a licensed civil engineer. [~~Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000~~]

#### **16.14.130 Signs.**

Road signs shall be installed in accordance with applicable federal, state and Lewis County standards. Road names shall be approved by the county building official. Traffic signs and safety devices shall be provided and installed by the applicant in accordance with the Manual on Uniform Traffic Control Devices. [~~Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000~~]

#### **16.14.140 Drainage.**

Drainage facilities adequate to prevent erosion, flooding or hazard to the use of the recreational vehicle sites, property, or facilities within the recreational vehicle park division or to adjacent private or public property shall be installed according to a drainage plan approved by the county engineer in accordance with county standards, pursuant to Chapter 15.45 LCC (Stormwater Management). The plan shall show full details, including the locations, lengths, and sizes of culverts, and the method and location of runoff water disposal. [~~Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000~~]

#### **16.14.150 Water supply.**

(1) Applicants for recreational vehicle park divisions shall provide proof of water availability for a public water system, adequate in quantity and quality, in accordance with the rules and regulations of the Washington State Department of Health and the county health department regarding source, source protection, facilities for withdrawal, treatment, storage, transmission and distribution.

(2) Potable water shall be available within 200 feet every recreational vehicle site. Adequate disposal for faucet overflow shall be provided at each distribution point. [~~Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000~~]

## **Commentary**

All sections are deleted and moved to new Chapter 17.144.

Code text to be removed is shown

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**16.14.160 Sewage disposal and service buildings.**

~~Installation of sewage disposal systems and service buildings within recreational vehicle park divisions shall be in compliance with regulations and standards of the Washington State Department of Health, the Washington State Department of Ecology, and, in particular, the holding tank policies of the Lewis County health officer and the county health department, and shall be approved only after a site inspection by the county health department.~~

~~(1) Each recreational vehicle park division shall be provided with sanitary dumping station(s), holding tanks or a community sewage treatment system, as necessary. Sanitary dumping stations and holding tanks shall not be required if community sewer connections are provided to all recreational vehicle sites.~~

~~(2) Service buildings containing the necessary toilet and other plumbing fixtures shall be provided in recreational vehicle park divisions. Service buildings shall be located at a maximum of 400 feet from each recreational vehicle site.~~

~~(3) Seasonal recreational vehicle park divisions shall provide, in the alternative, individual holding tanks for each site or provide a community sewage treatment connection for each site; no portable dump tanks shall be permitted.~~

~~(4) Transient recreational park divisions shall prohibit the use of non-commercially manufactured, portable dump tanks and of all dump tanks in excess of 35 gallons capacity. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

**16.14.170 Solid waste.**

~~Adequate provisions for the storage, collection, and disposal of solid waste shall be provided within the recreational vehicle park division. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

**16.14.180 Fire protection.**

~~(1) A water supply adequate for fire protection in accordance with the International Fire Code and local fire district recommendations consistent with state law is required for all recreational vehicle park divisions.~~

~~(2) An approved fire fighting vehicle and/or other permanent fire fighting devices or equipment shall be installed within the confines of recreational vehicle park divisions when required by either the Washington State Department of Natural Resources, the U.S. Forest Service, the appropriate local fire district, or county fire marshal.~~

## **Commentary**

All sections are deleted and moved to new Chapter 17.144.

*Code text to be removed is shown*

*with a ~~strike-through~~ and code text to be added is shown with an underline*

~~(3) Fire pits shall be constructed of concrete, rock, brick, cement blocks, or similar material, and shall be equipped with spark-arresting devices, and may be used only in compliance with open-burning regulations and burn bans.~~

~~(4) Fire break trails shall be provided around the periphery of the development. Additional fire-break trails may be required as a result of administrative review. [Ord. 1269 §6, 2016; Ord. 1175-Ex. A, 2000; Ord. 1173-Ex. A, 2000]~~

**16.14.190 Electric utilities.**

~~No new recreational vehicle park division shall be serviced by overhead utilities, and all electrical utilities associated or incidental to the development of recreational vehicle facilities shall be designed, installed and maintained in conformance with the rules, regulations, and standards of the Washington State Department of Labor and Industries. [Ord. 1269 §6, 2016; Ord. 1175-Ex. A, 2000; Ord. 1173-Ex. A, 2000]~~

## Commentary

### **ORDINANCE 1348 EXHIBIT G – LEWIS COUNTY CODE 17.144 RECREATIONAL PARKS AND CAMPGROUNDS**

Section 16.14 is deleted from Title 16, Subdivisions, and added to Title 17, Land Use and Development Regulations, because RV Parks and Campgrounds are not subdivided creating individual lots. Instead, RV Parks and Campgrounds have campsites that are identified on the site plan but are not separate parcels. All campsites are under a single ownership. Therefore, it is more appropriate for RV Parks and Campgrounds to be addressed under Title 17, Land Use and Development Regulations.

Please note, this is a new Chapter of Title 17. However, for ease of reading the new text is not underlined.



*This is a new code section. For ease of reading, underlining is not used.*

## **Chapter 17.144**

### **RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS**

Sections:

Article I. Scope - Administration

17.144.010 Purpose and Applicability.

17.144.020 Administration.

Article II. Standards

17.144.030 General.

17.144.040 Density.

17.144.050 Length of Stay.

17.144.060 Caretaker Accommodations.

17.144.070 Accessory Uses.

Article III. Required Improvements

17.144.080 Fire protection.

17.144.090 Electric utilities.

17.144.100 Screening and buffering.

17.144.110 Common facilities.

17.144.120 Access and circulation.

## Commentary

### **17.144.010 Purpose and Applicability**

Chapter 17.144 only applies to properties that create two (2) or more camping sites for a fee. An individual property owner may offer one (1) camping site for transient accommodations for a fee and not have to comply with this Chapter 17.144 LCC. Property owners that allow friends and family to camp on their property without a fee do not have to comply with Chapter 17.144 LCC. Use of an RV for full time occupancy, with or without a fee, must meet codes related to residential dwelling units found in Title 17, Land Use and Development Regulations, and Title 15, Buildings and Construction, LCC. Title 8, Health and Safety, LCC apply in all circumstances.

### **17.144.020 Administration**

Under former Chapter 16.14, Recreational Vehicle Park Divisions, which is being removed, all RV Parks and Campgrounds were required to complete a Binding Site Plan. This is changed to no longer requiring a Binding Site Plan and instead require a Special Use Permit. Binding Site Plans are appropriate for subdivision where individual lots and public streets are required. RV parks and campgrounds are not creating individual lots or public streets; therefore, a Binding Site Plan is not necessary.

Prior to the amendment, some zones permitted RV Parks outright which may not have required public noticing for the use; however, a Binding Site Plan was required and therefore a public notice and hearing was always required. This was confusing to applicants. The amendment makes it clear that all RV parks and campgrounds go through the Special Use Permit, which includes a noticing period and approval at a public hearing by the Hearings Examiner.

(3) When the allowed density is exceeded, the RV Park/Campground will be subject to the standards of 17.20E, Master Planned Resorts, which requires a Binding Site Plan. This provides additional oversight and requirements to ensure rural character is protected.

*This is a new code section. For ease of reading, underlining is not used.*

## **Article I. Scope - Administration**

### **17.144.010 Purpose and Applicability.**

This chapter establishes a permitting process for recreational vehicle parks and campgrounds that create two (2) or more camping sites for purposes of transient accommodations. Recreational vehicle parks and campgrounds that create camping sites which may be leased individually, and the membership of that camping site may be transferred to another person, shall be considered Master Planned Resorts and must comply with Chapter 17.20E, Master Planned Resorts, LCC.

### **17.144.020 Administration.**

- (1) Recreational vehicle parks and campgrounds shall be processed as a Type III Special Use Permit application per Chapter 17.05, General Provisions, LCC.
- (2) Recreational vehicle parks and campgrounds that exceed the maximum density standards listed in 17.144.040 shall be administered as Master Planned Resorts and must comply with Chapter 17.20E, Master Planned Resorts, LCC.
- (3) Existing legal non-conforming recreational vehicle parks or campgrounds are allowed to persist in accordance with Chapter 17.155, Nonconforming Uses and Parcels, LLC.
- (4) Revisions to approved recreational vehicle parks and campgrounds shall proceed in compliance with the regulations and standards in Chapter 17.158, Special Use Permits, LCC in effect at the time of complete project application.
- (5) Revisions to existing legal non-conforming recreational vehicle parks or campgrounds shall proceed in compliance with the regulations and standards in Chapter 17.155, Nonconforming Uses and Parcels, LCC, in effect at the time of complete project application.
- (6) Existing recreational vehicle parks or campgrounds that were permitted through the Binding Site Plan process and found to be in violation of the Binding Site Plan shall be subject to the noncompliance and violation provisions in Chapter 17.07, Violations and Civil Penalties, LCC.

## Commentary

### Article II Standards

Two sections of former Chapter 16.14, Article II, included requirements that duplicated other Lewis County Code requirements and were redundant and sometimes conflicting. Sections related to the State Environmental Policy Act and significant natural features were not included in Chapter 17.144, Article II.

#### 17.144.030 General

Former Chapter 16.14 included general standards that stated that all other applicable policies and rules apply. It is not necessary to state that all other applicable rules apply because it is true regardless of whether it is stated. Instead, the general standards are specific to RV Parks and Campgrounds without repeating other rules that apply.

- (1) Clarifies that other stricter standards take precedence. For example, Chapter 17.38 Critical Areas Ordinance contains standards related to wetlands, fish and wildlife habitat, aquatic habitat, geologically hazardous areas, critical aquifer recharge areas and frequently flood areas. The requirements of Chapter 17.38 are stricter than Chapter 17.144 and Chapter 17.38 takes precedence for the areas within which it applies.

Standards (2) through (6) are the same as what was in subsections 16.14.030 (4) through (8), with minor clarifications.

#### 17.144.040 Density

(1) is the same requirement as former subsection 16.14.040 (3) and requires a minimum lot size of 2.5 acres. (1) is clarified that the lots may include one or more parcels under common ownership.

The maximum density described in (2)(a) and (b) is not changing from what was required by former Chapter 16.14.

*This is a new code section. For ease of reading, underlining is not used.*

## **Article II. Standards**

### **17.144.030 General.**

- (1) In the event of a discrepancy between the standards established herein and those contained in any other applicable plan, control, or ordinance, the stricter standard shall apply.
- (2) Every camping site shall be, or consist of, at least 500 square feet.
- (3) All camping sites are subject to a minimum ten (10) foot setback between camping sites.
- (4) All structures, except cabins or yurts, are subject to a minimum ten (10) foot setback from any camping site.
- (5) All structures are subject to a minimum five (5) foot setback from any other structure, regardless of the size of the structure.
- (6) Each camping site shall be numbered, and the number shall be prominently displayed on the camping site.
- (7) Camping sites, caretaker accommodations, common facilities and accessory uses shall be maintained in functional and working conditions.

### **17.144.040 Density.**

- (1) A recreational vehicle park or campground may occupy a single parcel, or combination of parcels under common ownership, of which at least one (1) parcel shall be a minimum of two and one-half (2.5) acres; provided, a larger minimum parcel size may be required by the state or local departments for septage disposal, stormwater management, public water supply or applicable development regulations.
- (2) Maximum density shall be:
  - (a) No more than fifteen (15) camping sites per acre when a community septage system with individual camping site connections or individual holding tanks for each camping site are provided.
  - (b) No more than seven (7) camping sites per acre when a central septage dump station is provided with no individual camping site connections or individual holding tanks for each camping site.

## Commentary

### 17.144.040 Density

(2)(c) is a new allowance for cabins/yurts to be included in the RV Park/Campground. This allows for a recreational park model to be used that expands the diversity of transient accommodations provided by a RV Park/Campground. However, the majority of camping sites must be used for recreational vehicle or tent camping. Note, a yurt is treated the same as a cabin because it is typically a constructed structure made of fabric or pliable materials and a wooden or metal frame and is typically served by electricity, water and/or septage. Cabins and yurts will likely be required to be hooked up to a full septic system.

(2)(d) is a new standard that allows a higher density of camping sites when all sites will be used only for tent camping and no recreational vehicles will be allowed, except one for a permanent caretaker or manager. This is appropriate because tents are typically much smaller than recreational vehicles.

(3) is the same requirement as Chapter 16.14.040 (2), with the added requirement for tent-only campgrounds including that recreational vehicles are not allowed if the campground is designated as tent-only.

*This is a new code section. For ease of reading, underlining is not used.*

- (c) Permanent cabins or yurts may be included.
    - (i) The total number of cabins or yurts shall not exceed 25 percent of the total proposed camping sites. When calculations result in a fraction, the result is rounded down to the nearest whole number. For example, if there are 25 total camping sites, six (6) of those may be occupied by a cabin or yurt. If a cabin or yurt is provided as caretaker accommodations, that cabin or yurt shall be counted towards the total number of cabins or yurts allowed.
    - (ii) The total floor area of each cabin or yurt shall not exceed 400 square feet, except a cabin or yurt provided as caretaker accommodations.
    - (iii) A cabin or yurt shall be completely contained within a single camping site.
    - (iv) Cabins must connect to a designed septic system when required by Lewis County Public Health and Social Services.
  - (d) For campgrounds that create sites for tent camping only, or other similar accommodations, and no recreational vehicles will be accommodated at the campground, then a maximum density of 25 camping spaces per acre is allowed, except that one (1) camping site may be provided for caretaker accommodations.
- (3) No more than one (1) recreational vehicle may occupy a camping site at any given time. Camping sites occupied by a recreational vehicle may also be occupied by no more than one (1) passenger vehicle and one (1) appurtenance (e.g., a boat, an awning, etc.) at any given time.
  - (4) Camping sites that are occupied by a tent(s) may also be occupied by no more than three (3) passenger vehicles or two (2) passenger vehicles and one (1) appurtenance (a boat, an easy-up, etc.) at any given time. Recreational vehicles are not allowed to occupy tent-only camping sites.

## Commentary

### **17.144.050 Length of Stay**

(1) This is a new code section that allows camping at a RV Park/Campground for up to 210 consecutive days, which is seven (7) months. This is increased from the allowance in former Chapter 16.14, which as 180 days. It was increased because the National Forest Service and Mount Rainier National Park both employ seasonal workers May through November annually. It is the intent is to allow seasonal employees to live at RV parks and campgrounds for the duration of their seasonal employment. If a RV Park/Campground intends to rent a camping site(s) for 211 or more consecutive days, then it will be treated like a Mobile Home Park and must meet all of the requirements of LCC 15.30.

The maximum length of stay does not apply to dwelling units, RVs or cabins/yurts that are occupied by a caretaker, ranger or manager. It is expected that the caretaker, ranger or manager will stay long-term in the dwelling unit, RV or cabin/yurt.

(2) Cabins and yurts are treated like short term rentals. The state definition of short term rental is "a lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or portion thereof, that is offered or provided to a guest by a short-term rental operator for a fee for fewer than thirty consecutive nights" Chapter 64.37 RCW.

### **17.144.060 Caretake Accommodations**

This is a new code section that clarifies that an RV, cabin or yurt may be provided for use by a campground caretaker, manager or ranger. An existing legally permitted single family residence or accessory dwelling unit may also be used as caretaker accommodations. However, there may only be one caretaker accommodation per RV park or campground and if it's a new cabin or yurt it is limited to 1,296 square feet. The caretaker, manager or ranger may live in the accommodations long-term (greater than 210 consecutive days). The caretaker accommodations will be treated like a single family resident and likely be required to hook up to a full septic system.

### **17.144.070 Accessory Uses**

This is a new code section that clarifies accessory uses allowed in an RV park or campground. The primary purpose of the site must be a RV park/campground and there may be facilities, such as a "snack shack", that supports the RV park/campground use.

Recreational facilities that would otherwise be reviewed as a regional recreational facility in LCC (e.g., golf course, amusement park, etc.) must also be allowed within the underlying zoning designation and meet any applicable standards for the specific facility. For example, in the Crossroads Commercial zone, RV parks and campgrounds are allowed, but a regional recreational facility is not allowed. However, in the RDD-20 zone, both RV parks/campgrounds and regional recreational facilities are allowed through a Special Use Permit.



*This is a new code section. For ease of reading, underlining is not used.*

**17.144.050 Length of Stay**

- (1) The maximum number of consecutive days that a camping site shall be occupied by the same party in a recreational vehicle or tent is 210 days, except one (1) camping site may be permanently occupied by a caretaker, ranger, manager or similar role. Recreational vehicle parks and campgrounds that allow stays longer than 210 consecutive days shall be administered as a mobile home park and must be compliant with Chapter 15.30, Mobile Home Parks, LCC.
- (2) The maximum number of consecutive days that a cabin or yurt shall be occupied by the same party is 30 days, except one (1) cabin or yurt may be permanently occupied by a caretaker, ranger, manager or similar role.

**17.144.060 Caretaker Accommodations**

Accommodations for use by a recreational vehicle park or campground caretaker, ranger, manager or similar role is allowed. Caretaker accommodations may include a recreational vehicle, a new cabin or yurt, or an existing single family residence or accessory dwelling unit. Caretaker accommodations are not subject to the length of stay limitations of subsection 17.144.050 LCC.

- (1) No more than one (1) caretaker accommodation per development is allowed.
- (2) The total floor area of a new cabin or yurt provided as caretaker accommodations shall not exceed 1,296 square feet in size.
- (3) Caretaker Accommodations must connect to a designed septic system when required by Lewis County Public Health and Social Services.
- (4) An existing single family residence or accessory dwelling unit used as caretaker accommodations does not count towards the total number of cabins or yurts allowed in subsection 17.144.040 LCC.

**17.144.070 Accessory Uses**

Accessory uses such as offices, maintenance sheds, swimming pools, playgrounds, restaurants, convenience stores less than 2,500 square feet, recreation facilities and other similar structures are allowed outright were directly connected with and in aid of the recreational vehicle park or campground. Accessory uses are required to be completely within the boundaries of the recreational vehicle park or campground. Accessory uses must connect to a designed septic system when required by Lewis County Public Health and Social Service.

## Commentary

### **Article III. Required Improvements**

Chapter 16.14 included multiple required improvements that duplicated other Lewis County Code requirements and were redundant and sometimes conflicting. Chapter 17.144 removed duplicative required improvements related to roads, off-site traffic impacts, bridges, signs, drainage, water supply, sewage disposal, service buildings and solid waste. All of these are already addressed in other chapters of the Lewis County Code and apply to RV Parks and Campgrounds.

### **17.144.080 Fire Protection**

This section is the same as section 16.14.180 with minor clarifications.

*This is a new code section. For ease of reading, underlining is not used.*

### **Article III. Required Improvements**

#### **17.144.080 Fire protection.**

- (1) Water supply adequate for fire protection is required and shall be consistent with the International Fire Code, fire district recommendations, and applicable state and local laws.
- (2) An approved firefighting vehicle and/or other permanent firefighting devices or equipment shall be installed within the confines of recreational vehicle parks or campgrounds when required by either the Washington State Department of Natural Resources, the U.S. Forest Service, the appropriate local fire district, or county fire marshal.
- (3) No more than one fire pit per campsite is allowed. See Figure 1 of this section.
  - (a) The fire pit must be no wider than three (3) feet in diameter and have a ring constructed of metal, concrete, stone, or brick at least eight (8) inches above ground grade.
  - (b) There must be an additional area surrounding the fire pit with a minimum two (2) foot width constructed of noncombustible material, such as concrete, rock, brick, or cement blocks.
  - (c) All fire pits must be equipped with a spark arresting screen or similar device.
  - (d) Trees, tree limbs and shrubs must be cleared within ten (10) feet in all directions around a fire pit.

## Commentary

### 17.144.080 Figure 1

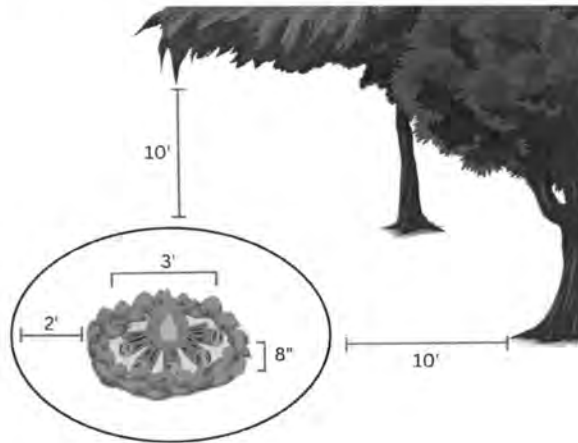
This is a new figure that depicts the dimensional requirements stated in subsection (3).

### 17.144.090 Electric utilities

This section is the same as former subsection 16.14.190 with minor clarifications.

This is a new code section. For ease of reading, underlining is not used.

**Figure 1: Minimum Fire Pit Dimensions**



- (4) Fire break trails shall be provided around the periphery of the development when required by either the Washington State Department of Natural Resources, the U.S. Forest Service, the local fire district, the county fire marshal or Hearings Examiner.

**17.144.090 Electric utilities.**

No recreational vehicle park or campground shall be serviced by overhead utilities, and all electrical utilities associated with or incidental to the development of camping sites or other facilities and accessory uses shall be designed, installed and maintained in conformance with the rules, regulations, and standards of the Washington State Department of Labor and Industries.

## Commentary

### **17.144.100 Screening and buffering**

This section is the same as former subsection 16.14.050 with an added purpose statement. The other requirements are substantially the same with the addition that the screening must be at least six (6) feet high and obscure at least 80% visibility. This will ensure that adjacent property owners have limited visual impact caused by the RV Park/Campground.

When a RV Park/Campground is along a stream, river, wetland or lake, the waterbody may be counted as part of the buffer and screening.

### **17.144.110 Common facilities.**

This section is the same as former subsection 16.14.060 with minor modifications, except that requirements related to paths and trails is moved to 17.144.120, Access and circulation, instead of 17.144.110, Common facilities. (3) Some common facilities, such as bathrooms, will be required to hook up to a full septic system.

*This is a new code section. For ease of reading, underlining is not used.*

#### **17.144.100 Screening and buffering.**

The purpose of screening and buffering is to protect the adjacent properties or roadways from unsightliness, visual distraction and/or noise impacts. The buffer area may be reduced where it can be demonstrated that alternative screening can adequately accomplish the purposes stated in this subsection.

- (1) Screening and buffering areas shall be established with a minimum width of 25 feet along all exterior property lines. If a recreational trail is included in the buffer, the minimum width must be no less than 50 feet along all exterior property lines that contain such a trail.
- (2) Screening and buffering may include fences, vegetation, earth berms, waterbodies or a combination of these methods.
- (3) The screening shall be at least six (6) feet high and shall obscure at least 80 percent visibility of all structures and improvements as seen from rights-of-way and adjacent properties, except when the buffer or a portion of the buffer is comprised of a waterbody, then the waterbody may be considered screening.
- (4) Screening and buffering areas shall not contain any constructed facilities or structures, erected or placed, with the exception of utility lines, fencing, security posts or trails.
- (5) Setbacks from adjacent Resource Lands must be in conformance with Chapter 17.30, Resource Lands, LCC.

#### **17.144.110 Common facilities**

Common facilities such as service buildings, water systems, septage facilities, roads, paths, trails and other facilities shall be designed to accommodate maximum demand and occupancy.

- (1) Potable water shall be available within 200 feet of each camping site. Adequate disposal for faucet overflow shall be provided at each distribution point.
- (2) Service buildings containing toilet and handwashing facilities shall be available within 400 feet of each camping site.
- (3) Common facilities must connect to a designed septic system when required by Lewis County Public Health and Social Services.

## Commentary

### **17.144.120 Access and circulation**

This section is updated from former subsection 16.14.090. The updates provide additional requirements to reduce conflicts between lanes a vehicle travel and use of camping sites, paths and trails. Pedestrian paths and trails may not be co-located with lanes of vehicle travel but may be alongside and adjacent to lanes of vehicle travel when appropriately demarcated to ensure safety of the users. In addition, there is a new requirement related to providing pedestrian access from camping sites to common facilities.



*This is a new code section. For ease of reading, underlining is not used.*

**17.144.120 Access and circulation**

Access and circulation within a recreational vehicle park and campground shall be designed to accommodate maximum demand and occupancy, and with appropriate consideration for existing and proposed lanes of vehicle travel, anticipated traffic patterns, topographic and drainage conditions, pedestrian access and safety, and the proposed uses of the land served.

- (1) Lanes of vehicle travel within the confines of a recreational vehicle park or campground shall provide for access to each camping site, and ease of vehicular movement within the development. Lanes of vehicle travel shall be named and identified with appropriate signs approved by the county building official.
- (2) Traffic signs and safety devices shall be provided and installed by the applicant in accordance with the Manual on Uniform Traffic Control Devices.
- (3) Common use facilities, such as potable water or toilet facilities, shall have pedestrian access by path or trail from each camping site to the facility and all of the following shall be met:
  - (a) Each path or trail shall be at least five (5) feet wide;
  - (b) Paths or trails shall not interfere with or cross camping sites; and
  - (c) Paths and trails shall not be co-located within a lane of vehicle travel. Paths and trails may cross a lane of vehicle travel if the path or trail is clearly marked.

**LEWIS COUNTY PLANNING COMMISSION**

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**Lorie Spogen, Chair**

**LETTER OF TRANSMITTAL**

**Date:** August 1, 2023

**To:** Lewis County Board of County Commissioners

**From:** Lewis County Planning Commission

**Subject:** **Transmittal to the BOCC – Amendment to Lewis County Codes for RV Parks and Campgrounds**

**Dear Commissioners:**

The purpose of this report is to transmit to the Board of County Commissioners (BOCC) draft amendments to the Lewis County Code as shown in Planning Commission Staff Report dated July 3, 2023 and available online at <https://lewiscountywa.gov/departments/community-development/events/planning-commission-07-25-2023/>

In addition to the changes described below, the Planning Commission would like the BOCC to consider reducing the required minimum lot size for an RV park or campground from 2.5 acres to 2 acres. The original 2.5 acres was based on the assumptions regarding rural character in the early 2000's. Now, many counties in Washington have a 2-acre minimum lot size for RV parks and campgrounds. Planning Commission feels that this minor reduction would maintain rural character and provide sufficient area for meeting standards regarding well and septic, while allowing more lots in Lewis County to consider becoming a RV park or campground. It will also make Lewis County more consistent with other counties in the state.

The largest change to the Lewis County Code (LCC) relates to how new RV parks and campgrounds are processed. Currently, development regulations for RV Parks and Campgrounds are found in Title 16, Subdivisions, LCC. This is not the correct location because RV parks and campgrounds are not subdivisions, they are a land use. Therefore, the Planning Commission recommends moving the development regulations for RV parks and campgrounds 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. The Planning Commission recommends removing duplicative requirements. 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.

## **PROPOSED CODE AMENDMENTS**

The proposed amendments are found in Attachments A through F, as well as summarized below by topic. The new code is Chapter 17.144, RV Parks and Campgrounds. Note, the best way to read the code amendments on a computer is in 2-page format where the commentary is on the left and the code is on the right. In this format the commentary will directly explain the amendments.

### **1. Definitions**

The definitions related to RV parks and campgrounds are being removed from Chapter 16.04 and added to Chapter 17.10. In addition, new definitions are added to Chapter 17.10 to clarify words used in the development regulations. New definitions included: cabin, primitive campground, dispersed camping, camper club, lodging unit, tent, transient accommodations and yurt.

### **2. Review Process**

Currently all RV parks and campgrounds are required to have a Binding Site Plan. The process is changed to allow new RV parks and campground through a Special Use Permit, no Binding Site Plan required. This is appropriate because RV parks and campgrounds do not need the level of review required by a Binding Site Plan and it reduces the time and money it takes for an applicant to have their proposal reviewed. A Special Use Permit still requires public notice and is decided by the Hearings Examiner.

### **3. Thresholds**

Clarification is added that if the RV park/campground will have sites that can be individually leased and transferred to another person, then it is a "camper club". Camper clubs are considered a Master Planned Resort and must comply with Chapter 17.20E, Master Planned Resort, instead of 17.144. In addition, if the allowed density standards of 17.144 are exceeded, then the RV park/campground must meet Chapter 17.20E, Master Planned Resort, requirements. For example, if the owner/operator would like more than 25% of the camping sites to be occupied by a cabin or yurt, then the RV park/campground must meet the Master Planned Resort requirements. Please see Density, below, for further explanation.

Clarification is also added that if any camping site is occupied by an RV with a single person/entity for 181 days or more, then the RV park/campground is considered a Mobile Home Park and must comply with Chapter 15.30, Mobile Home Parks, instead of 17.144. Please see Length of Stay, below, for further explanation.

### **4. Density**

A new addition to the code allows for no more than 25% of the camping sites to be occupied by a cabin or yurt, provided that the cabin/yurt is no more than 400 sq ft in size. This allows a "park

model” for RV parks and campgrounds, thus expanding the diversity of lodging offered. An example of how this is calculated is if there are 25 camping sites total, then no more than 6 of those may be occupied by a cabin or yurt. The remaining 19 must be RV or tent camping.

There is also a new allowance for an owner/operator who wants to create a tent-only campground. They may create a higher density of camping sites than is required for a campground that allows both RVs and tents.

### **5. Length of Stay**

Currently depending on the type of RV park/campground, users may stay up to 60 days or 180 days. The new code will allow people to stay up to 210 days at all RV parks and campgrounds, which is 7 months. This is to allow seasonal employees to live at a RV park/campground. If the owner/operator of the RV park/campground allows a single person or entity to stay for 211 days or longer, then the RV park/campground is considered a Mobile Home Park and must meet regulations related to that use.

Cabins or yurts may only be occupied for up to 30 days. This is consistent with the state’s definition of short term rentals, which are transient accommodations for stays no longer than 30 days.

### **6. Caretaker Accommodations**

The new code allows one camping site to be occupied by a permanent RV or cabin for use by a caretaker, ranger or manager of the RV park/campground. If this is a cabin or yurt, then it does count towards the allowance for cabins. However, it does not count towards the threshold for a Mobile Home Park. In addition, the cabin or yurt may be up to 1,296 sq ft in size (as opposed to the maximum 400 sq ft size for transient cabins.)

### **7. Accessory Uses**

The current code is silent on accessory uses such as a swimming pool, “snack shack” or convenience store. Accessory uses are called out in the new code as an allowed use when in aide of and completely contained within the RV park or campground.

### **8. Screening and Buffering**

Screening and buffering is required by the current regulations, but is clarified in the new code to require the screening to be a minimum of 6 feet high and that it obscure at least 80% visibility from adjacent properties. This will reduce the off-site visual impacts of RV parks/campgrounds on their surrounding neighbors. There is an allowance for a waterbody, such as a river or lake, to be used as the buffer and screening.

### **9. Removed**

The following requirements were duplicative and removed: SEPA review, significant natural features, roads, bridges, signs, drainage, off-site impacts and solid waste. Again, there are existing requirements in the LCC that will apply regardless and there is no need to repeat or reference those in the new Chapter 17.144. When codes are repeated there is a danger that one

section of LCC will get updated and another section will be forgotten, creating a conflict between codes.

### **Findings of Fact**

1. Lewis County is required by RCW 36.70A.130 to periodically review and evaluate its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the Washington State Growth Management Act; and
2. RCW 36.170A.130(2)(a) requires that amendments to comprehensive land use plans not be made more than once per year except adoption of comprehensive plan amendments necessary to enact a planned action under RCW 43.21C.440, including amendments to development regulations that are consistent with a comprehensive plan adopted under RCW 36.70A; and
3. The Lewis County Comprehensive Plan (Ordinance 1287) was adopted in 2017 by the Board of County Commissioners and is consistent with RCW 06.70A, Growth Management; and
4. As provided for by RCW 36.70A.130 and RCW 43.21C.440, the Lewis County Planning Commission elected to conduct a periodic review and update LCC 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 15.30, Mobile Home Parks; and
5. Staff provided notice for a public hearing on the proposed code amendments in the manner prescribed in LCC 17.12 on July 6, 2023; and
6. On July 25, 2023, the Lewis County Planning Commission held a public hearing on the proposed code amendments found in Attachment A through G of this Transmittal Letter; and
7. Following the public hearing, the Planning Commission deliberated and determined that the proposed amendments met the intent and requirements of the Growth Management Act and were in accordance with the public interest.

### **Recommendation**

Based on the above findings, the Lewis County Planning Commission recommends that the Board of County Commissioners pass an ordinance that adopts the proposed changes to the Lewis County Code, as presented in Attachment A through G of this Transmittal Letter.

Being duly authorized to transmit the recommendations on behalf of the Lewis County Planning Commission, I hereby respectfully submit the documents to the Lewis County Board of County Commissioners.

**Attachments:** Please see Planning Commission Staff Report dated July 3, 2023 and available online at <https://lewiscountywa.gov/departments/community-development/events/planning-commission-07-25-2023/>

Submitted by Lorie Spogen Date 8-17-23  
Lorie Spogen, Chair  
Lewis County Planning Commission

## ORDINANCE 1348 EXHIBIT I – FURTHER FINDINGS OF FACT

### Lewis County Comprehensive Plan

ECONOMIC DEVELOPMENT Goal 6.0, Develop the recreational and tourism potential of Lewis County.

1. Objective 6A – Promote Tourism, Encourage and support efforts to attract tourists. Policy 6A.3 Attract a variety of tourists, including individuals that visit for business, food, nature and recreation.

New Lewis County Code Chapter 17.144 expands the allowances for RV parks and campgrounds to allow a higher density of camping sites at tent-only campgrounds, allow for 25% of camping sites to be occupied by a 400 square foot cabin or yurt, allow accessory uses (e.g., convenience store, restaurant) and extend the length of stay from 180 days to 210 days. This expands the variety of camping facilities and amenities that can be provided or tourists at RV Parks and campgrounds. Therefore, Policy 6A.3 is met.

2. Objective 6B – Development of Infrastructure for Tourism, Provide infrastructure to support visitor activities and attractions. Policy 6B.1 Support the development of facilities and attractions that serve tourists.

Repealing Lewis County Code Chapter 16.14 and replacing it with 17.144 changes the permitting process from a Binding Site Plan to a Special Use Permit. This is appropriate because RV parks and campgrounds are not subdivisions and do not need the level of review required by a Binding Site Plan. A Special Use Permit, as compared to a Binding Site Plan, reduces the time and money it takes for an applicant to have their proposal reviewed. This change makes it easier to develop new RV parks and campgrounds. Therefore, Policy 6B.1 is met.

RURAL Goal 2.0, Provide a variety of options for residents to work in rural Lewis County.

3. Policy 2.1, Promote the development of a vital rural economy in Lewis County with jobs in agriculture, mining, timber production, home occupations, small businesses, and a variety of other industries.

New Lewis County Code Chapter 17.144 increases the length of stay from 180 days to 210 days. This change is based on communication with Mount Rainier National Park, US Forest Service and White Pass Ski Resort who all employ seasonal workers for seven months. The change supports seasonal employment for the agriculture, timber and tourism industries. In addition, the new Chapter 17.144 allows for caretaker accommodations at RV parks and campgrounds, which was previously not allowed. Therefore, Policy 2.1 is met.

RURAL Goal 11.0 Allow small-scale recreational or tourist uses throughout Lewis County subject to the standards in RCW 36.70A.070(5)(d)(ii).

4. Policy 11.1 Limit the size of public services and facilities that serve the small scale recreational or tourist use to the minimum amount necessary, and ensure that the facilities do not encourage low-density sprawl.

New Lewis County Code subsection 17.144.040 requires RV parks and campgrounds to be at least 2.5 acres in size and limits the maximum density to no more than fifteen camping sites per acre when a community septage system with individual camping site connections or individual holding tanks for each camping site are provided. This ensures that public services and facilities are limited and do not encourage low-density sprawl. Therefore, Policy 11.1 is met.

5. Policy 11.2 Allow a caretaker home for small-scale recreational or tourist uses that include overnight accommodations. Discourage all other residential structures as part of the use.

New Lewis County Code subsection 17.144.060 allows for caretaker accommodations at RV parks and campgrounds. The accommodations may be provided by a RV, cabin or yurt. There is no maximum length of stay for caretakers. Therefore, Policy 11.2 is met.

HOUSING Goal 4.0, Collaborate with local jurisdictions, non-profits, private developers and other agencies to maintain and enhance affordable housing options.

6. Policy 4.1 Work with the private sector, the Lewis County Affordable Housing Network, neighborhood groups, tribes and other affected citizens to facilitate the development of attractive, quality low- and moderate income housing.

New Lewis County Code Chapter 17.144 increases the length of stay from 180 days to 210 days. This change is based on communication with Mount Rainier National Park, US Forest Service and White Pass Ski Resort who all employ seasonal workers for seven months. The change supports seasonal employment for the agriculture, timber and tourism industries. In addition, the new Chapter 17.144 allows for caretaker accommodations at RV parks and campgrounds, which was previously not allowed. Therefore, Policy 4.1 is met.



# BOCC AGENDA ITEM SUMMARY

**BOCC Meeting Date:** Oct. 3, 2023

**Suggested Wording for Agenda Item:**

**Agenda Type:** Hearing - Ordinance

Adopt Ordinance 1348 to amend Chapters 15.30 (Mobile Home Parks), 16.04 (Definitions), 17.10 (Definitions), 17.30 (Accessory Uses) and 17.42 (Zoning Summary), repeal Chapter 16.14 (Recreational Vehicle Park Divisions), and adopt Chapter 17.44 (Recreational Vehicle Parks and Campgrounds) of the Lewis County Code

**Contact:** Mindy Brooks

**Phone:** 3607402610

**Department:** CD - Community Development

## Description:

Adopt Ordinance 1348 to amend the Lewis County Codes related to RV parks and campgrounds

## Approvals:

User	Status
PA's Office	Pending

## Publication Requirements:

**Publications:**

## Additional Copies:

Meja Handlen, John Adplanalp, Kirsten Wecker, Brian Warren

## Cover Letter To: