



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

City Council

Approval of an Ordinance Allowing Recreational Vehicles to be Used as Residences In Manufactured Housing Parks

Agenda Date: 11/2/2020

Agenda Item Number: 4.F

File Number: 20-0817

Type: ordinance **Version:** 2 **Status:** Passed

Title

Approval of an Ordinance Allowing Recreational Vehicles to be Used as Residences In Manufactured Housing Parks

Recommended Action

Committee Recommendation:

The Planning Commission unanimously recommends approval of the Recreational Vehicle Code Amendments.

City Manager Recommendation:

Move to approve the ordinance allowing recreational vehicles to be used as residences in manufactured housing parks on second reading.

Report

Issue:

Whether to approve the proposed amendments to the Olympia Municipal Code (OMC). intended to bring the municipal code into compliance with the Revised Code of Washington by allowing recreational vehicles to be used as primary residences when located within a manufactured home community or mobile home park.

Staff Contact:

Nicole Floyd, Senior Planner, Community Planning and Development, 360.570.3768

Presenter:

Nicole Floyd, Senior Planner, Community Planning and Development

Background and Analysis:

Background and analysis has not changed from first to second reading.

Currently the City does not allow recreational vehicles to be used as residences anywhere in the City. Recent revisions to State Law were adopted to ensure local regulations do not discriminate against consumer choices in the placement of homes. The Revised Code of Washington (RCW) was

amended to prohibit cities from preventing the use of recreational vehicles used as primary residences in manufactured/mobile home communities. The Municipal Code therefore must be amended to conform to the revised RCW language.

The proposed revisions are applicable only to manufactured/mobile home parks; therefore, the applicability is relatively limited. The proposed revisions intend to treat all of the housing types likely to be located in a manufactured/mobile home park (manufactured, mobile, RV) the same.

Requirements that impose fire, safety, utility hook-up etc., would remain in place and apply equally to all housing types, including recreational vehicles. The intent is to allow replacement of units within the housing park provided the total number of units is not increased. The replacement unit would be required to be connected to utilities and be placed on the previously approved pad/site location regardless of whether it is a manufactured home or recreational vehicle. The amendments were unanimously recommended by the Planning Commission. A letter from the Planning Commission encouraging additional code revisions for expanded consideration of occupancy of recreational vehicles is included.

Neighborhood/Community Interests (if known):

None Known.

Options:

1. Approve the ordinance allowing recreational vehicles to be used as residences in manufactured housing parks, as proposed.
2. Direct staff to modify the proposed Municipal code amendments and return with a revised ordinance.
3. Do not approve the proposed ordinance.

Financial Impact:

None

Attachments:

Ordinance

Planning Commission Letter