



Planning Commission

Amendments to the Municipal Code related to Recreational Vehicles - Deliberations and Recommendation

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Title

Amendments to the Municipal Code related to Recreational Vehicles - Deliberations and Recommendation

Recommended Action

Deliberate and formulate a recommendation to the City Council.

Report

Issue:

Discussion of potential minor amendments to the Olympia Municipal Code (OMC) to bring the code into compliance with the RCW by allowing recreational vehicles to be used as primary residences when located within a manufactured home community or mobile home park.

Staff Contact / Presenter:

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Background and Analysis:

Currently the City does not allow recreational vehicles to be used as residences anywhere in the City. This is in direct conflict with recent revisions to the State Law that were created to ensure regulations do not discriminate against consumer choices in the placement of homes. The 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.

A public hearing was held on July 20, 2020. There was no public testimony.

Neighborhood/Community Interests (if known):

None known.

Options:

1. Recommend adoption of the draft amendments to City Council as proposed.
2. Recommend adoption of the draft amendments to City Council with revisions.
3. Recommend denial of the draft amendments to City Council.

Financial Impact:

None, processing of these amendments is covered by the department's annual budget.

Attachments:

- 1) Draft Amendments
- 2) RCW 35A.21.312