



## Planning Commission

### Recreational Vehicle Parks in the Urban Waterfront District - Briefing

**Agenda Date:** 2/22/2021  
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#### **Title**

Recreational Vehicle Parks in the Urban Waterfront District - Briefing

#### **Recommended Action**

Information only; no action requested.

#### **Report**

##### **Issue:**

Staff briefing on a proposed text amendment to allow recreational vehicle parks in the Urban Waterfront zone district.

#### **Staff Contact:**

Cari Hornbein, Senior Planner, Community Planning and Development, 360.753.8048

#### **Presenter(s):**

Cari Hornbein, Senior Planner

#### **Background and Analysis:**

The City of Olympia received a proposal from the Port of Olympia to amend Chapter 18.06 of the Olympia Municipal Code to allow recreational vehicle (RV) parks as a permitted use in the Urban Waterfront zone district. Currently, RV parks are allowed in the General Commercial and High Density Corridor 4 zone districts as a principal use, and as an accessory use to marinas. The applicant seeks to establish an RV park on land adjacent to Swantown Marina that is zoned Urban Waterfront.

The proposed amendments involve three actions:

1. Amend OMC 18.06.040, Table 6.01, Permitted and Conditional Uses, to add RV parks as a permitted use in the Urban Waterfront district.
2. Remove OMC 18.06.060.CC. Under this provision, marinas may provide RV sites for users of the marina.
3. Add a new section, OMC 18.36.060.JJ, that establishes standards for RV parks, including

those pertaining to density, setbacks, minimum parcel size, proximity to a public marina, access, internal roadways, open space, restroom facilities, water, graywater, tent camping, etc. (see Attachments 1 and 2).

The Urban Waterfront district is intended to support a variety of uses that enhance Olympia's identity and appeal as a capitol city and promote public access and use of the shoreline. Some of these uses include recreational and tourist-oriented uses.

Under the proposed amendments, RV parks as a primary use could only be established on a minimum one-acre parcel if located adjacent to and/or on common property with a public marina. Because Swantown is the only public marina along Olympia's shoreline, RV parks would be precluded elsewhere such as at the West Bay, Olympia Yacht Club, Martin, and Fiddlehead marinas.

The applicant is proposing a comprehensive set of standards regarding RV park layout, circulation, services, and utilities/facilities such as water and electric hookups, restroom, and sanitary waste station. An operational plan and park rules would be established. In addition to standards established with these code amendments, future development would be subject to the Shoreline Master Program.

#### Issues to Consider

1. Should RV parks be precluded from all but public marinas? If allowed at private marinas, the most likely locations based on available land area include the West Bay and Olympia Yacht Club marinas. It should be noted that property south of West Bay Marina is under separate ownership, but has sufficient land area.
2. Should existing provisions in OMC 18.06.060.CC regarding RV sites as an accessory marina use be removed from the code or retained? Removing these provisions might have negative repercussions for private marinas.
3. Under the definition of recreational vehicles in OMC 18.02, the maximum length of stay is no more than 180 days in a calendar year. The proposed amendments establish a 28-day length of stay, resulting in a potential conflict between code sections. This will need to be addressed as part of these code amendments.

#### Next Steps

Based on input from the Planning Commission, staff will develop a recommendation, issue the SEPA threshold determination, and schedule the public hearing (date to be determined).

#### **Neighborhood/Community Interests (if known):**

Staff is unaware of any specific neighborhood or community concerns at this time; however, staff will be notifying recognized neighborhood associations and marina operators of the upcoming briefing.

#### **Options:**

None at this time; briefing only.

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**Attachments:**

1. Narrative
2. Proposed Amendments
3. Zoning Map