



Planning Commission

Recreational Vehicle Parks in the Urban Waterfront Zoning District - Public Hearing

Agenda Date: 7/19/2021
Agenda Item Number: 6.A
File Number: 21-0607

Type: public hearing **Version:** 1 **Status:** Filed

Title

Recreational Vehicle Parks in the Urban Waterfront Zoning District - Public Hearing

Recommended Action

Conduct a public hearing to receive comments on proposed text amendments to OMC 18.06 relating to recreational vehicle parks in the Urban Waterfront zoning district.

Report

Issue:

Public hearing on proposed text amendments to allow recreational vehicle parks as an allowed use in the Urban Waterfront zoning district and establish related development standards.

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 an application from the Port of Olympia to amend Chapter 18.06 of the Municipal Code. The proposed amendments would allow recreational vehicle (RV) parks as a principal use in the Urban Waterfront zoning district and establish related development standards. Currently, RV parks are permitted in the General Commercial and High-Density Corridor 4 zoning districts as a principal use. Sites for recreational vehicles are allowed as an accessory use to marinas in the Urban Waterfront district, but are limited to 1.5 sites per 100 mooring slips, and available to marina users, not the general public.

The proposed amendments involve the following actions:

1. Amend 18.06.040, Table 6.01, Permitted and Conditional Uses, to add RV parks as a permitted lodging use in the Urban Waterfront zoning district, and add a reference to the new code section, 18.06.060.JJ under 'Applicable Regulations'.
2. Add new section, 18.06.060.JJ, establishing development standards for RV parks pertaining to

site area, proximity to a public marina, density, setbacks, open space, landscaping/screening, access and circulation, services and amenities, and length of stay. The establishment of an operational plan and park rules are also proposed. The full text of the proposed amendments can be found in Attachment 2.

The Urban Waterfront zoning district is intended to support a variety of uses that enhance Olympia's identity and appeal as a capitol city and that enhance 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 can be established on a minimum one-acre parcel located adjacent to and/or on common property with a public marina.

Issues to Consider

The proposed amendments would limit RV parks from being established anywhere other than a public marina. If the Planning Commission recommends the inclusion of private marinas, the most likely location would be at West Bay Marina. Property south of the marina is under separate ownership but has sufficient land area. The Olympia Yacht Club, Martin Marina, and Fiddlehead Marina are in locations where vacant properties are not available.

Neighborhood/Community Interests (if known):

Staff has notified Recognized Neighborhood Associations, marina operators, and parties of record of the upcoming public hearing. Comments received to date can be found in Attachment 4, and any other comments that are submitted after the packet is posted on the City's website will be emailed to Commissioners prior to the hearing.

Options:

1. Recommend approval of the proposed amendments to City Council as proposed.
2. Recommend approval of the proposed amendments with modifications.
3. Do not recommend approval of the proposed amendments.

Financial Impact:

The process of reviewing the proposed amendments is covered in part by the application fee and the Community Planning and Development Department's base budget.

Attachments:

1. Narrative
2. Draft Code Amendments
3. Zoning Map
4. Public Comments

