

**CHAPTER XX.48B
RECREATIONAL VEHICLE RESORT REGULATIONS**

Sections:

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xx.48.010 Purpose. The purpose of this Chapter is to establish the standards for the division of land for sale, transfer of ownership, or lease of real property for recreational vehicle parking sites.

xx.48.020 Applicability. Any person seeking to use real property as a “Commercial Use” for recreational vehicle parking sites that involves the sale, or transfer of ownership of RV parking sites shall be processed as a Recreational Vehicle Resort and must apply for and receive a Conditional Use Permit from the County, provided that:

- A. Any person seeking to use his or her property for “Commercial Use” by RV’s that does not involve the sale or transfer or ownership, of recreational vehicle parking sites shall be processed as a Recreational Vehicle Park in accordance with the provisions of Chapter xx.48A.
- B. Any person seeking to divide his or her property for the purpose of sale or transfer of ownership for a Recreational Vehicle Resort is also required to apply for and receive an approved subdivision or binding site plan from the County. All subdivisions or binding site plans for Recreational Vehicle Resorts must comply with the density requirements of the zoning district in which it is located.

xx.48.030 Application Requirements. The County Community Development Director is authorized to establish such forms, procedures, and fees as may be necessary to process applications for Recreational Vehicle Resorts and related permits, provided that:

- A. Prior to submitting an application(s) to the County, the Applicant must schedule and participate in a pre-application review conference.
- B. All Recreational Vehicle Resort applications shall be processed as a Class 2 Permit in accordance with the provisions of this Title.
- C. It is the intent of the County to integrate the processing of all permits and approvals as may be required for a proposed Recreational Vehicle Resort. The County Community

Commented [GS1]: I think we need to visit this language, it doesn't make a lot of sense. We say later that they can't exceed 150 units, that would take 750 acres in an R5 excluding open space requirements.

Development Director shall be responsible for determining the required permits and establishing the appropriate review and public comment procedures.

D. At a minimum, an application for Recreational Vehicle Resort and associated permits shall include the following:

1. The name and address of Applicant, representative(s) and property owner(s);
2. A complete description of the interest of the Applicant in the property and a thorough project description including sales, lease, and/or marketing plans;
3. A statement of any proposed or anticipated limitations or conditions on the use of the land;
4. A traffic study based on the total number of trips that will be generated at full build out and that identifies such traffic mitigation measures that may be required to meet County Level of Service and Road standards.
5. A site plan drawing(s) that is neat and accurate at a scale not less than one inch for each two hundred feet on a sheet or sheets measuring eleven by seventeen inches (or as required by the Planning Department) that depicts:
 - a. The location of all existing and proposed property lines, lots, lines, lots, sites, tracts, neighboring parcels, and/or ~~and~~ open spaces along with required buffers or setbacks, provided that;
 - i. The County may prescribe more extensive survey or submittal requirements in accordance with the provisions of RCW 58.17, RCW 64.32, and RCW 64.34.
 - b. Proposed landscaping;
 - c. Known or potential environmentally sensitive areas and the associated buffers or setbacks;
 - d. Streets, roads, access points, parking areas, trails, and driveways;
 - e. Existing and proposed easements;
 - f. Existing and proposed water and sewer system improvements, storm water facilities, and utilities;
 - g. Existing and proposed open space and recreation areas; and

- h. A proposed development schedule including the projected completion or build out date and potential phases of developments.
- 6. A copy of the proposed Lot Owners Association By-Laws or comparable documents that will govern the ownership and maintenance of land or facilities in shared or common ownership. These by-laws shall include, but is not limited to:
 - a. Provisions to ensure the ongoing maintenance and operation of required water and sewer systems; and
 - b. Provisions for annual fire and safety inspections by the appropriate Fire District or jurisdiction.
- 7. A copy of the title report for the parcel(s).
- E. All applications for RV Resorts with five or more RV sites and/or that involve parcels that contain or are adjacent to environmentally sensitive areas, shall be accompanied by a SEPA Checklist.
- F. All applications for Recreational Vehicle Resorts within a shoreline area as defined by the Washington State Shoreline Management Act shall submit an application for Shoreline Substantial Development Permit and shall be accompanied by a SEPA Checklist.

Commented [GS2]: Same as before, SCUP required?

xx.48.040 Approval Criteria. Recreational Vehicle Resort Permit applications and associated binding site plans or subdivisions shall be reviewed for compliance with the provisions of this Chapter and must meet or exceed the following criteria:

- A. Pend Oreille County Comprehensive Plan, Shoreline Master Program, ordinances and regulations, State and County Building Codes, and the Washington State Environmental Policy Act (SEPA).
- B. Washington State Department of Health, Department of Ecology, and Northeast Tri-County Health District requirements for sewage disposal and potable water supply, provided that:
 - 1. The Applicant shall demonstrate that adequate water right(s) exist to serve the proposed Recreational Vehicle Resort, except when water withdrawal is exempt from obtaining a water right permit under RCW 90.44.050;
 - 2. No Recreational Vehicle Resort shall be permitted to operate without the approval of a community water supply plan by the Washington State Department of Health, Department of Ecology, and Northeast Tri-County Health District, as applicable;
 - 3. Water from a public or private water system(s) shall be provided to serve each lot, lease space, or site;

2. All requirements of Chapter 246-290 WAC, Group A Public Water Systems, or Chapter 246-291 WAC, Group B Public Water Systems, must be met prior to specific binding site plan approval; and
 5. All Recreational Vehicle Resorts designed for five or more RV sites shall include at least one approved sanitary sewer dump station.
- C. Pend Oreille County and ~~Washington~~ State ~~Washington State~~ Department of Transportation, regulations pertaining to roads, utilities, drainage, fire protection, access for emergency vehicles, and other infrastructure improvements, including but not limited to:
1. Access to all Recreational Resorts shall be on paved roads built and maintained to County standards with a minimum width of 60 feet of right-of-way.
 2. All new Recreational Vehicle Resorts shall provide at least two means of ingress and egress that meets or exceeds current County Fire Codes and current County Road Standards.
 3. All interior roads will be built to current County Road Design Standards and maintained by the property owner, unless dedicated to and accepted by the County and shall meet the following requirements:
 - a. Two-Lane Road: ~~Thirty-Two~~ Twenty-four feet (~~30~~ 24') of paved surface;
 - b. One-Way Road: ~~Eighteen~~ Twelve feet (~~18~~ 12') of paved surface;
 - c. All interior streets shall be paved with appropriate storm water management facilities;
 - d. Grades of all interior streets shall be sufficient to ~~insure~~ ensure adequate surface drainage, but shall not be more than eight percent; and
 - e. Streets shall intersect at approximately right angles. Intersections of more than two (2) streets at one point should be avoided.
 4. Adequate parking shall be provided in accordance with a parking plan approved by the County on individual lots or in designated parking areas and shall not be permitted on internal roads or on County roads outside of the Recreational Vehicle Resort.
- D. The following recreational area and open space standards:

1. Each Recreational Vehicle Resort designed to accommodate up to ten recreational vehicles shall provide a recreational area(s) and open space improved in accordance with the provisions of an onsite recreation plan approved by the County, provided that:
 - a. Open space and recreational areas must be located on-site and clearly designated;
 - ~~b. Open space areas may include ponds, wetlands, storm drainage areas, buffers, trails, fields, and playgrounds;~~
 - ~~e.b.~~ Designated open space areas shall not include roads, driveways, parking lots, small areas of land between lots, driveways and roads, individual RV lots, or the areas occupied by structures; and
 - ~~d.c.~~ A minimum of twenty five percent of the designated open space shall be in one area and available for the recreational use of the Recreational Vehicle Resort and shall not include ponds, wetlands, storm drainage areas, buffers, ~~and trails,~~ fields and playgrounds.
- E. Project Sponsors shall consult with the local Fire District and/or the County Fire Marshall to determine what improvements or mitigating measures may be required in order to provide adequate fire protection and access for emergency vehicles, provided that:
 1. In the absence of adequate on-site water sources, as determined by the Fire Marshal, such as reservoirs, swimming pools, lakes, rivers, and streams, the provisions of the Uniform Fire Code shall apply for purposes of satisfying the required fire flows.
- F. Easements shall be dedicated to provide required access to all utilities.
- G. The storage, collection and disposal of solid waste in recreational vehicle parks shall not create a health hazard. All solid waste shall be stored in closed containers and shall be emptied at least once a week, with the solid waste disposed of at a sanitary landfill or other approved facility, in accordance with the provisions of a solid waste management plan approved by the County.
- H. The following design standards:
 1. All recreational vehicles in the setup position and all buildings and structures shall be separated from each other by at least 10 feet (10').
 2. All recreational vehicles, buildings, and structures shall be setback from exterior property lines at least one hundred feet (100') to allow for a perimeter buffer, provided that:
 - a. The perimeter buffer shall be landscaped with natural or native vegetation and kept free of debris;

- b. The perimeter buffer shall be designed and landscaped so that the Recreational Vehicle Resort vehicles and structures are screened and/or obscured from neighboring residences, the County and State roads and/or rivers, lakes, and other water bodies;
- c. The Planning Commission or Hearing Examiner may reduce the perimeter buffer based on a finding that adequate provisions have been made to ensure that the site is screened and/or obscured from neighboring properties and residences, the County and State roads and/or rivers, lakes, and other water bodies;
- d. The Planning Commission or Hearing Examiner may increase the buffer requirements based on a finding that the location of proposed sewer or septic systems may adversely affect neighboring properties: and
- e. The 100' buffer requirement may be superseded by, but by but shall not be additive to the requirements of the County's Shoreline Master Program.
- f. All setbacks shall be landscaped with natural or native vegetation and kept free of debris, provided that:
 - i. Septic tanks and associated drain fields shall not be permitted in required perimeter buffers.

Commented [GS3]: I'm not sure this should be a requirement, it seems like it would be a good use of the buffer provided it doesn't pose potential contamination to the neighboring wells.

- 3. All Recreational Vehicle Resorts shall have at least one (1) approved toilet/lavatory/shower facility for each sex for every ~~twenty-five~~twenty-five (25) RV sites, or fractional part thereof.
- 4. All lighting shall be pointed down, directed internally, and/or screened to minimize the adverse effects of the lighting on neighboring properties, provided that this requirement shall not preclude the appropriate display of the flag of the United States, the Dominion of Canada, or the State of Washington.
- 5. Only one address shall be ~~assigned~~assigned, and one mailbox permitted at each Recreational Vehicle Resort.
- 6. A finding that the proposed Recreational Vehicle Resort functions as a single site with respect to, but not limited to, lot access, interior circulation, open space, landscaping, drainage facilities, facility and utility systems, and parking.
- 7. The minimum recreational vehicle lot size shall be two thousand five hundred (2,500) square feet. The RV lots shall not exceed a length to width ratio of 4:1.

Commented [GS4]: I'm wondering why we need this? I think the market will dictate the lot size needed to be successful. This seems like a pretty large lot and I'm not sure why the width to depth even matters.

xx.48.050 Project Approval. Approved Recreational Vehicle Resort ~~permits~~permits, and associated subdivisions or binding site plans shall include all conditions of approval and shall incorporate by reference all requirements and conditions of associated permits and approvals, provided that:

- A. All required improvements shall be installed by the Project Sponsor, and approved by the County prior to any public use or occupancy of the site; and
- B. Failure to comply with the terms and conditions of approval may result in the suspension or revocation of permits and approvals and/or civil or criminal penalties.

xx.48.060 Revisions to Approved Plans. Requests to revise approved Recreation Vehicle Resort permits and/or associated binding site plans and subdivisions may be processed as a Class 1 Permit provided that the proposed revisions do not result in substantial changes.

- A. For the purpose of this section substantial change includes, but is not limited to:
 - 1. The creation of additional lots;
 - 2. Changes in access points; or
 - 3. Changes in the proposal that may lead to built or natural environmental impacts that were not addressed in the original approval.
- B. All substantial revisions shall be processed as a Class 2 permit and shall be treated as a new application for purposes of vesting.

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