



November 26, 2018

To: Washington State E.C.Y., Environmental Review Section
Cowlitz County Health Department
Kelly Cooper, Department of Health, Office of Program Services
Dave Burlingame, Director Cultural Resources, Cowlitz Indian Tribe
William Fashing, Executive Director, Cowlitz Wahkiakum Council of Governments
Cowlitz County Fairgrounds Event Coordinator
Willapa Hills Audubon Society, Permit Reviews
Bill Marcum, Kelso-Longview Chamber of Commerce
Jennifer Wills, Longview Parks & Recreation Director
Deborah Johnson, Captain, Longview Police Department
The Daily News

From: John Brickey, Director of Community Development/Building Official

Subject: SEPA Environmental Checklist Review - Application #E 2018-15

Project: **Steve Langdon, Planning Manager with the City of Longview has submitted a SEPA checklist for a non-project action to amend the Longview Zoning Code to add development standards for recreational vehicle (RV) parks. The proposed amendments would also add the General Commercial (zoning) District as a district where RV parks will be allowed. The proposal is a non-project action within the city limits of Longview, WA.**

The applicant has submitted an Environmental Checklist for review under WAC 197-11, the SEPA Rules.

The non-project action applies city-wide.

The SEPA Responsible Official has determined that this proposal will not likely have an adverse impact on the environment and has issued a DNS on this application. Please review the attached SEPA documents and provide your written comments to me no later than **6:00 p.m. Monday, December 10, 2018.**

If you have any questions or need additional information, please contact Adam Trimble, Planner at (360) 442-5092 or me at (360) 442-5080.

Thank you.

Attachments: Proposed zoning code amendments

Cc: Applicant: City of Longview
File



**DETERMINATION OF NON-SIGNIFICANCE
SEPA RULES - WAC 197-11-970**

Description of Proposal: E 2018-15 The City of Longview proposes to amend the Longview Zoning Code to add development standards for recreational vehicle (RV) parks. The proposed amendments would also allow RV parks to locate in the General Commercial (zoning) District. The proposal is a non-project action within the city limits of Longview, WA. The proposal is attached.

Proponents: Steve Langdon, Planning Manager
City of Longview
P.O. Box 128
Longview, WA 98632
Phone: 360-442-5083

Location of Proposal, Including Street Address, if any: This is a non-project action and applies city-wide.

Lead Agency: City of Longview, Washington

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.



The comment period for this DNS ends at 6:00 on Monday, December 10, 2018.

Responsible Official: John Brickey

Position/Title: Director/Building Official

Department: Community Development

Address: PO Box 128, Longview, WA 98632

Contact Person: Adam Trimble, Planner

Phone: (360) 442-5092

Date: November 26, 2018

Signature:

John H. Brickey

**City of Longview
Community Development**

**SEPA ENVIRONMENTAL CHECKLIST
UPDATED 2014**

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background [\[help\]](#)

1. Name of proposed project, if applicable: *Zoning code amendments establishing standards for recreational vehicle parks (E 2018-15)*
2. Name of applicant: *City of Longview*
3. Address and phone number of applicant and contact person:
Steve Langdon, Planning Manager
PO Box 128/1525 Broadway Street
Longview, WA 98632
(360) 442-5083
4. Date checklist prepared: *November 26, 2018*
5. Agency requesting checklist: *City of Longview*
6. Proposed timing or schedule (including phasing, if applicable): *Planning Commission public hearing in December 2018, City Council review and approval in January 2019.*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *No*
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. *None*
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. *None*
10. List any government approvals or permits that will be needed for your proposal, if known.
Longview City Council adopting an ordinance
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) *This is a non-project action to amend the City's zoning ordinance to add development standards for recreational vehicle (RV) parks. The proposed amendments would also add the General Commercial (zoning) District as a district where RV parks will be allowed. The specific proposal is attached.*
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or

boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. *The non-project action applies to areas though out the city including the following districts: Mixed Use – Commercial/Industrial (MU-C/I), General Commercial (GC), Riverfront (RF-1), and County Event Center (CEC). An RV park is also allowed in Gerhart Garden Park.*

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

- a. General description of the site [\[help\]](#)
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____ *Not applicable, this is a non-project action.*
- b. What is the steepest slope on the site (approximate percent slope)?
Not applicable, the proposal is a non-project action
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. *Not applicable*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *Not applicable*
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. *Not applicable*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *Not applicable*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *Not applicable*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: *Not applicable*

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. *Not applicable, the proposal is a nonproject action.*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *Not applicable*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: *Not applicable*

3. Water

- a. Surface Water: [\[help\]](#)
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. *Not applicable, the proposal is a nonproject action*
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. *Not applicable*
 - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. *Not applicable*
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *Not applicable*
 - 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *Not applicable*
 - 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *Not applicable*
- b. Ground Water:
 - 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. *Not applicable, the proposal is a nonproject action*
 - 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. *Not applicable*

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. *Not applicable*
- 2) Could waste materials enter ground or surface waters? If so, generally describe. *Not applicable*
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. *Not applicable*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: *None*

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: *Not applicable, the proposal is a nonproject action*

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? *Not applicable*

c. List threatened and endangered species known to be on or near the site. *Not applicable*

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *Not applicable*

e. List all noxious weeds and invasive species known to be on or near the site. *Not applicable*

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: *Not applicable*

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. *Not applicable, the proposal is a nonproject action*
- c. Is the site part of a migration route? If so, explain. *Not applicable*
- d. Proposed measures to preserve or enhance wildlife, if any: *None*
- e. List any invasive animal species known to be on or near the site. *Not applicable*

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. *Not applicable, the proposal is a nonproject action*
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *Not applicable*
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: *Not applicable*

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. *Not applicable, the proposal is a nonproject action*
 - 1) Describe any known or possible contamination at the site from present or past uses. *Not applicable*
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. *Not applicable*
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. *Not applicable*
 - 4) Describe special emergency services that might be required. *None*
 - 5) Proposed measures to reduce or control environmental health hazards, if any: *Not applicable*

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *Not applicable, the proposal is a nonproject action*
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. *Not applicable*
- 3) Proposed measures to reduce or control noise impacts, if any: *Not applicable*

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. *Not applicable, the proposal is a nonproject action*
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? *Not applicable*
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: *Not applicable*
- c. Describe any structures on the site. *Not applicable*
- d. Will any structures be demolished? If so, what? *No*
- e. What is the current zoning classification of the site? *The non-project action applies to areas though out the city including the following districts: Mixed Use – Commercial/Industrial (MU-C/I), General Commercial (GC), Riverfront (RF-1), and County Event Center (CEC). An RV park is also allowed in Gerhart Garden Park.*
- f. What is the current comprehensive plan designation of the site? The proposal applies various comprehensive plan classifications including the following: Mixed Use – Commercial/Industrial, Community Commercial, High Density Residential and Public/Quasi-Public/Institutional.
- g. If applicable, what is the current shoreline master program designation of the site? *Not applicable*
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. *Not applicable*
- i. Approximately how many people would reside or work in the completed project? *Not applicable*

- j. Approximately how many people would the completed project displace? *Not applicable*
- k. Proposed measures to avoid or reduce displacement impacts, if any: *None*
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *None*
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: *None*

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *Not applicable, the proposal is a nonproject action*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *Not applicable*
- c. Proposed measures to reduce or control housing impacts, if any: *None*

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *Not applicable, the proposal is a nonproject action*
- b. What views in the immediate vicinity would be altered or obstructed? *None*
- c. Proposed measures to reduce or control aesthetic impacts, if any: *None*

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *Not applicable, the proposal is a nonproject action*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? *Not applicable*
- c. What existing off-site sources of light or glare may affect your proposal? *Not applicable*
- d. Proposed measures to reduce or control light and glare impacts, if any: *Not applicable*

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? *Not applicable, the proposal is a nonproject action*
- b. Would the proposed project displace any existing recreational uses? If so, describe. *Not applicable*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: *Not applicable*

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. *Not applicable, the proposal is a nonproject action*
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. *Not applicable*
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. *Not applicable*
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. *None*

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. *Not applicable, the proposal is a nonproject action*
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? *Not applicable*
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? *Not applicable*
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). *Not applicable*
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *Not applicable*
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? *Not applicable*

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. *Not applicable*
- h. Proposed measures to reduce or control transportation impacts, if any: *None*

15. Public services

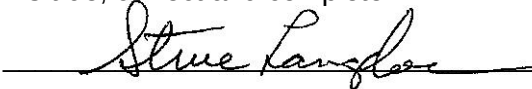
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. *Not applicable, the proposal is a nonproject action*
- b. Proposed measures to reduce or control direct impacts on public services, if any. *None*

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____ *Not applicable, the proposal is a nonproject action*
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. *Not applicable*

C. Signature [\[HELP\]](#)

I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct and complete:

Signature: _____


Name of signer: *Steven L. Langdon*

Position and Agency/Organization: *Planning Manager, City of Longview*

Date Submitted: *November 26, 2018*

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or

at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? *The proposal is not likely to significantly increase discharges. Recreation vehicle (RV) parks are already allowed in the city but there are no development standards for them. The proposal will add development standards. These standards, along with a permitting process, will help ensure RV parks will not cause adverse discharges. The proposal will also allow RV parks to locate in the General Commercial (GC) District. The GC district allows for a wide variety of urban uses. Adding RV parks to the list of allowed uses in GC district will not increase discharges.*

Proposed measures to avoid or reduce such increases are: *None*

2. How would the proposal be likely to affect plants, animals, fish, or marine life? *The proposal is not likely to affect the above. See answer to question one.*

Proposed measures to protect or conserve plants, animals, fish, or marine life are: *None*

3. How would the proposal be likely to deplete energy or natural resources? *The proposal is not expected to significantly deplete energy or natural resources.*

Proposed measures to protect or conserve energy and natural resources are: *None*

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? *The proposal is not likely to effect any of the above.*

Proposed measures to protect such resources or to avoid or reduce impacts are: *None*

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed RV park development standards are designed to help ensure that RV parks are compatible with the neighborhood.

Proposed measures to avoid or reduce shoreline and land use impacts are: *None.*

6. How would the proposal be likely to increase demands on transportation or public services and utilities? *The proposal is not likely to increase demands on the above.*

Proposed measures to reduce or respond to such demand(s) are: *None.*

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. *None known*

PROPOSED ZONING CODE AMENDMENTS TO ADDRESS RECREATIONAL VEHICLE PARKS

Chapter 19.35 Riverfront District, RF-1

19.35.010 Uses permitted.

In the riverfront district, RF-1, no buildings or premises shall be used nor shall any building or structure be hereafter erected or altered except for one or more of the following uses:

(16) ~~Commercial parks for trailers and other recreational vehicles;~~ Recreational Vehicle Park per LMC Chapters 19.65 and 19.90;

Chapter 19.39 County Event Center District, CEC

19.40.090 Recreational vehicle parks.

The use of a recreational vehicle park in the CEC district shall be limited so as to provide accommodations for events at the Cowlitz County Event Center or other community events. No recreational vehicle may occupy the park for more than 14 days in any one 30-day period.

Except for the limitations given above, recreational vehicle parks are subject to the standards in Chapter 19.65 and approval process given in Chapter 19.90.

Chapter 19.44 Commercial Zoning Districts

19.44.020 Uses.

Table 19.44.020-1 includes uses that are permitted (“P”) or allowed through a special property use permit (“SPU”). If a field is blank, or the use is not listed, the use is not allowed in that particular zone.

Table 19.44.020-1. Permitted uses in commercial zones.						
Use						
Lodging, temporary stay	D-C	CBD	RC¹	NC²	GC	O/C
<u>Recreational Vehicle Park per LMC Chapters 19.65 and 19.90</u>					<u>P</u>	

Chapter 19.58 Industrial Zoning Districts

19.58.020 Uses.

Table 19.58.020-1 includes uses that are permitted (“P”) or allowed through a special property use permit (“SPU”). If a field is blank, or the use is not listed, the use is not allowed in that zone.

Table 19.58.020-1. Permitted uses in industrial zones.			
Use			
	LI-A & B	HI	C/I
Recreational Vehicle Park <u>per LMC Chapters 19.65 and 19.90</u>		p ⁵	SPU <u>P</u>

New Chapter

Chapter 19.65 Recreational Vehicle Parks

19.65.010 Applicability.

This chapter applies to all new and expanding recreational vehicle parks.

19.65.020 Purpose.

The purpose of this chapter is to provide design standards that ensure recreational vehicle parks are located, developed and occupied in a manner that will protect the health, safety, general welfare and convenience of the occupants and the citizens of the City of Longview.

19.65.030 Standards – General.

The minimum design standards for recreational vehicle parks shall be as follows:

- (1) Size. The minimum area for a recreational vehicle park shall be one acre.
- (2) Recreational Vehicle Site Size. Each individual recreational vehicle site shall be not less than 750 square feet in size.
- (3) Parking. At least one parking space shall be provided at each recreational vehicle site. At least one additional parking space for each 20 recreational vehicle sites shall be provided for visitor parking in the park.
- (4) Occupancy. No one unit shall occupy a site for more than thirty consecutive days per year. This standard shall not permit a unit to be moved off-site for one day or so and moved back in thereafter. No space within a recreational vehicle park shall be occupied for any purpose other than those expressly allowed in the approved site plan.
- (5) Caretaker's Residence. One caretaker's residence and/or office facility for the owner or operator of the recreational vehicle park may be allowed. Except for the park owner's or caretaker's residence, no manufactured home or mobile home shall be occupied, stored, or parked in a recreational vehicle park or campground. No manufactured home or mobile home unit shall be used for commercial, assembly, or accessory use within a recreational vehicle park.

(6) Internal Park Roads. All internal park roads shall be privately owned and maintained. All park roads shall be constructed to the ____ (emergency vehicle access) _____ Standards as amended. All roads shall be paved with asphalt or concrete unless otherwise specifically approved. All roads, access driveways, unit sites, and vehicle parking spaces shall be surfaced to provide drainage and to avoid dust.

(7) Open Space/Recreational Facilities. A minimum of 20 percent of the site shall be set aside and maintained as open space for the recreational use of park occupants. Such space and location shall be accessible and usable by all residents of the park for passive or active recreation. Parking spaces, driveways, access streets, and storage areas are not considered to be usable open space. The percentage requirement may be reduced if substantial and appropriate recreational facilities (such as recreational buildings, swimming pools or tennis courts) are provided.

(8) Attachments – outdoor storage. No decks, porches, outdoor storage, or other exterior additions shall be attached to a recreational vehicle or constructed or erected on a RV space; provided, however, that an awning designed as part of and permanently attached to a recreational vehicle shall be allowed. Wheels and tires shall not be removed from any recreational vehicle, nor shall skirting be allowed. Nothing in this subsection shall conflict with the Americans with Disabilities Act requirements, where applicable, for access to an individual recreational vehicle

(9) Fences and Walls. No fence or wall shall be erected between unit spaces, except a retaining wall or a guardrail may be installed for safety purposes.

(10) Lighting. All security or safety lighting shall be designed, hooded, and placed in a manner that does not cause direct light or glare to trespass onto any property located outside the boundaries of the recreational vehicle park, or interfere with the motoring public on adjacent roads.

(11) Utilities. Electricity and water service shall be provided to each recreational vehicle site. All utility lines in the park shall be underground. In all cases, RV parks shall be required to be served by public sewer and water systems.

(12) Setbacks. All unit sites shall be located at least twenty-five feet from any park boundary line abutting upon a public street. All unit sites shall be located at least five feet from any park boundary that does not abut a public street. Where there is a conflict between the setback standards of the specific zoning district and setback standards contained herein, the greater setback distance shall apply.

19.65.040 Applicable Cowlitz County Health Standards.

Cowlitz County has health regulations that apply to recreational vehicle parks whether the park is in an unincorporated or an incorporated area (Cowlitz County Code Chapter 18.56 Campground

and Recreation Facilities). They are “Section 18.56.090 Health standards applicable county-wide” and “Section 18.56.140 Annual operating permit required –Inspections and records.” Where there is a conflict between the county health regulations and regulations contained in this chapter, the more restrictive regulation shall apply.

Chapter 19.90 Binding Site Plan

19.90.015 Definitions.

“Binding site plan” means a drawing to a scale specified by local ordinance which: (1) identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other matters specified by local regulations; (2) contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the local government body having authority to approve the site plan; and (3) contains provisions making any development be in conformity with the site plan.

“Type A binding site plan” means a binding site plan proposed for the sale or for lease of commercially or industrially zoned property. Type A binding site plans are approved administratively.

“Type B binding site plan” means a binding site plan proposed for the sale or lease of residential property either in a manufactured home park, ~~travel-trailer~~ recreational vehicle park or condominiums. Type B binding site plans are approved by the planning commission after an open-record hearing.

19.90.020 Applicability of provisions.

This chapter applies to the following:

- (1) An alternative method of subdividing land for sale or lease of property in the commercial or industrial zone classifications;
- (2) Condominiums authorized under Chapter 64.34 RCW and where allowed in the zoning code; and
- (3) Manufactured home parks where allowed in the zoning code.
- (4) Recreational Vehicle Parks where allowed in the zoning code