



Legislation Text

File #: PC 2019-6 1/10/19, **Version:** 2

ZONING CODE AMENDMENTS REGARDING RECREATIONAL VEHICLE (RV) PARK STANDARDS

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Council Initiative: Preserve and enhance neighborhoods

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

The City currently allows recreational vehicle parks (RV parks) in the following zoning districts:

- Mixed Use - Commercial/Industrial District upon receiving a special property use permit
- Heavy Industrial District (only allowed to locate in a public park - Gearhart Gardens Park)
- General Commercial District
- Riverfront District
- County Event Center District (RV parks in this district are only intended for activities at the event center or other community events - occupancy is limited to 14 days in any 30 day period)

Even though RV parks are allowed in the city, the city never adopted development standards for them. Although, Cowlitz County does have health regulations that apply to RV parks whether the park is in an unincorporated or an incorporated area. See Exhibit A for the two Cowlitz County code sections that apply to Longview. The proposal, if adopted, will provide some basic development standards for RV parks to help ensure that they are compatible with the neighborhood.

The proposal will also clarify the approval process for RV parks. Currently, the approval process is not clearly given or there are differing approval processes depending on the specific zoning district. Under the proposal, all RV parks will be approved through the Binding Site Plan process as given in LMC Chapter 19.90.

The proposed zoning code amendments are intended for short-stay recreational vehicle parks. They are not intended for RV parks where longer stays are allowed.

The Planning Commission held a public hearing on the proposal at their December 12 special meeting. One person provided comments. Following the public hearing, the Planning Commission voted unanimously to recommend approval of the proposed zoning code amendments. The recommended code amendments are attached as Exhibit B.

RECOMMENDED ACTION:

Motion to accept the Planning Commission recommendation and direct the city attorney to draft an ordinance for council review and approval

STAFF CONTACT:

Steve Langdon, Planning Manager