



PLANNING COMMISSION AGENDA

Regular Meeting Date: 2.01.2017

Planning Commission
Meeting:

First Wednesday of every
Month @ 7:00pm

Planning & Community
Development Department

1812 Main Street
Lake Stevens, WA 98258
(425) 377-3235

www.lakestevenswa.gov

Municipal Code

Available on line:

www.codepublishing.com/WA/LakeStevens/

- A. **CALL TO ORDER: 7:00pm**
Pledge of Allegiance
- B. **ROLL CALL**
- C. **GUEST BUSINESS**
- D. **ACTION ITEMS**
 - 1. **Approval of January 4, 2017 Meeting Minutes**
 - 2. **LUA2016-0158 Recreational Park Trailers and Recreational (RV) Regulations**
- E. **DISCUSSION ITEMS**
 - 1. **2017 Comprehensive Plan Docket Introduction**
- F. **COMMISSIONER REPORTS**
- G. **PLANNING DIRECTOR'S REPORT**
 - 1. **Subarea Plan Update**
- H. **FUTURE AGENDA ITEMS**
 - 1. **Permit Extensions Introduction—February 15, 2016**
 - 2. **Local Business Code Amendments—February 15, 2016**
 - 3. **Docket Hearing—February 15, 2016**
- I. **ADJOURN**

*Items attached

**Items previously
distributed

Items to be
distributed

SPECIAL NEEDS

The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Steve Edin, City of Lake Stevens ADA Coordinator, at (425) 377-3227 at least five business days prior to any City meeting or event if any accommodations are needed. For TDD users, please use the state's toll-free relay service, at (800) 833-6388, and ask the operator to dial the City of Lake Stevens City Hall number.



Staff Report City of Lake Stevens Planning Commission

Discussion

Date: **February 1, 2017**

Subject: LUA2016-0158 Recreational Park Trailers and Recreational Vehicles (RV) Regulations

Contact Person/Department: Melissa Place, *Senior Planner* / Russ Wright, *Community Development Director*

SUMMARY: Amendments to the municipal code to allow recreational park trailers and recreational vehicles as a primary residence in manufactured/mobile home communities.

ACTION REQUESTED OF PLANNING COMMISSION:

Forward a recommendation to City Council.

BACKGROUND / HISTORY:

The purpose of this report is to respond to concerns by the Planning Commission that arose after the public hearing was held on December 7, 2016. At the December 7th hearing, the Commission opened and closed the public hearing, held discussion, and ultimately decided to hold off on forwarding a recommendation to City Council until further discussion ensued and additional research by staff was conducted on the topics of grandfathering in existing mobile homes and RVs in existing parks and determining the number of existing mobile home/manufactured home parks within city limits.

Since the last meeting with the Planning Commission, staff has determined that there are four existing mobile home/manufactured home parks within city limits. They include the following:

1. Cardinal Estates Mobile Home Park, 8430 15th Pl SE, Lake Stevens, WA.
2. Frontier Manor, 1316 91st Ave SE, Lake Stevens, WA.
3. Westview Estates, 704 87th Ave NE, Lake Stevens, WA.
4. Lakeview Mobile Home Park, 100 S. Davies, Lake Stevens, WA.

Staff analyzed aerial imagery to determine if there were any existing mobile home/manufactured home parks within the unincorporated UGA. No existing mobile home/manufactured home parks were identified within this area.

In responding to the issue of grandfathering in existing mobile homes and RVs in existing parks, it should be noted that the proposed code amendment only addresses recreational park trailers and RV's; existing mobile homes and manufactured homes are already regulated under LSMC 14.08, 14.32, 14.40, 14.64 and through the Washington State Department of Labor and Industries (L&I). Thus, staff has revised the draft code amendments (**Exhibit 1**) to clarify that existing recreational park trailers and RV's within existing manufactured home/mobile home parks are exempt from the

new code requirements found in LSMC 14.44.070. This is intended to address the Commission's concerns regarding whether the City would be requiring additional permits or code requirements that might conflict with the existing Park's rules and regulations for existing recreational park trailers and RV's. The proposed code language in LSMC 14.44.070 would apply to new residences meeting the definition of a recreational park trailer or RV only.

RECOMMENDATION: Forward a recommendation to the City Council to APPROVE the proposed amendments adding LSMC 14.44.070 Recreational Park Trailers and Recreational Vehicles (RV) Regulations and amending Chapters 14.08 Definitions and 14.40.040 Permissible and Prohibited Uses.

EXHIBITS:

1. Revised Draft Code Amendments

14.08 Definitions

Mobile Home Park. A residential use in which more than one mobile ~~or~~ home, manufactured home, recreational park trailer, or recreational vehicle is located on a single lot.

Recreational Park Trailer. "Recreational park trailer" is a trailer-type unit that is primarily designed to provide temporary living quarters for recreational, camping or seasonal use that meets the following criteria:

- a) Built on a single chassis, mounted on wheels;
- b) Having a gross trailer area not exceeding 400 square feet (37.15 square meters) in the set-up mode; and
- c) Certified by the manufacturer as complying with ANSI A119.5.

14.16C.110 Temporary Use.

(d) Recreational Vehicles as Temporary Dwelling Units. No recreational vehicle shall be occupied for residential or commercial purposes anywhere in the City of Lake Stevens except:

- (1) In the case of temporary uses per subsection (c) of this section; or,
- (2) Recreational vehicles may be occupied by visitors within residential zones for a period not to exceed 30 days where a Planning Director approval has been granted for such use, provided:
 - (i) Temporary occupancy shall not exceed 30 days in a calendar year per visitor;
 - (ii) Under no circumstances shall a recreational vehicle be occupied while parked overnight on a public street;
 - (iii) No recreational vehicle shall be serviced by a temporary or permanent sewer hook-up emptying into the City's system or a private septic system; and
 - (iv) Space shall not be provided for an occupied recreational vehicle for monetary or other compensation.
- (3) Recreational vehicles and recreational park trailers may be occupied inside manufactured/mobile home parks pursuant to LSMC 14.44.070 as a temporary use.

14.40.040 Permissible and Prohibited Uses.

(a) The presumption established by this title is that all legitimate uses of land are addressed within the Table of Permissible Uses, and are either allowed or not allowed thereby. But because the list of permissible uses set forth at the end of this chapter cannot be all inclusive, those uses that are listed shall be interpreted liberally to include other uses that have similar impacts to the listed uses.

(b) Without limiting the generality of the foregoing provisions, the following uses are specifically prohibited in all districts:

- (1) Any use that involves the manufacture, handling, sale, distribution, or storage of any highly combustible or explosive materials in violation of the City's fire prevention code.
- (2) Stockyards, slaughterhouses, rendering plants.

(3) Use of a travel trailer, motor home, or other recreational vehicle as a permanent residence except those permitted in a manufactured/mobile home park as per 14.44.070. Recreational vehicles may be used as a temporary guest residence for up to two weeks without a permit, or up to three months within any one consecutive year upon approval by the Planning Director. Situations that do not comply with this subsection on the effective date of the ordinance codified in this title are required to conform within one year.

(4) Use of a motor vehicle parked on a lot as a structure in which, out of which, or from which any goods are sold or stored, any services are performed, or other business is conducted. This prohibition does not apply to temporary public services, such as bookmobiles, blood donation centers, public service information, etc., or temporary food vendors allowed pursuant to Sections [14.44.400](#) and [14.44.410](#) (situations that do not comply with this subsection on the effective date of the ordinance codified in this title are required to conform within 30 days).

(5) Repealed by Ord. 958.

(6) Sewage/septic sludge recycling except when approved as an essential public facility pursuant to Section [14.16C.060](#). (Ord. 958, Sec. 2, 2016; Ord. 903, Sec. 30, 2013; Ord. 894, Sec. 2, 2013; Ord. 811, Sec. 34, 2010; Ord. 676, Sec. 26, 2003; Ord. 468, 1995)

14.44.070 Recreational Park Trailers and Recreational Vehicles (RV) Regulations

Recreational park trailers and recreational vehicles as defined in WAC 296-150P-0020, WAC 296-150R-0020 and LSMC 14.08 shall be permitted in manufactured/mobile home parks. Existing recreational park trailers and RV's within existing manufactured home/mobile home parks on or prior to the effective date of this section are exempt from the requirements listed below. As allowed by state law the following additional standards shall apply when housing governed by this ~~chapter~~ section is sited:

(a) Recreational park trailers and recreational vehicles may be installed within a manufactured home park pursuant to RCW 35A.21.312 and the requirements listed below:

- (1) Utility hookups shall meet local, state, and federal building code standards;
- (2) Recreational park trailers and recreational vehicles shall be equipped with an internal toilet and an internal shower; or the manufactured/mobile home park shall provide a common toilet and shower facility for the residents of the park;
- (3) Recreational park trailers or recreational vehicles shall be connected to the sanitary sewer system provided within the park if used as permanent residence; otherwise waste from the unit must be disposed of at an appropriate receiving location;
- (4) The unit shall be placed on an impervious pad made of cement concrete or asphalt concrete; and
- (5) Any steps, landings, stairways, decks, and balconies (not originally attached) shall meet the requirements of the International Residential Code, shall be independently supported, and require a building permit.

(b) Approvals

- (1) If a recreational park trailer or recreational vehicle is to be used as a temporary residence, it must comply with the standards of LSMC 14.16C.110.

- (2) If a recreational park trailer or recreational vehicle is to be used as a permanent residence, it must comply with the standards of LSMC 14.16C.105 for a site plan review, but will be considered a Type I review. Recreational park trailers or recreational vehicles used as permanent residences are considered dwelling units subject to all applicable impact fees that apply per LSMC 14.110, 14.112 and 14.120.
- (c) Inspections. The city and/or affected agency shall inspect the installation of each recreational park trailer or recreational vehicle to determine that its installation complies with this section before residency begins.
- (d) Insignia required. All recreational park trailers or recreational vehicles, installed within the city, shall contain the insignia of approval of the state of Washington or be exempt from said insignia, pursuant to the standards of the state of Washington for the manufacture of such homes.



Staff Report
City of Lake Stevens
Planning Commission

2017 Comprehensive Plan Docket Briefing

Date: February 1, 2017

Subject: 2017 Comprehensive Plan Docket: Planning Commission Briefing

Contact Person(s)/Department: Russ Wright, Community Development Director / Stacie Pratschner, Senior Planner

ACTION REQUESTED: This is an informational briefing.

BACKGROUND/ DISCUSSION:

Under the Growth Management Act, the City can amend its Comprehensive Plan and Future Land Use Map once per year, with a few exceptions, through an annual docket process. The Comprehensive Plan provides a specific docket review process (Chapter 1, pages I-14 through I-20). The purpose of this briefing is to provide a list of proposed docket items for the Commission's review and summarize the requirements for ratification specified in the Comprehensive Plan.

This year's Docket is anticipated to include the following items:

1. Text amendments

- Chapter 2 – the Land Use Element (-update affected land use tables for map amendment / review purpose of Local Commercial/Business purpose in conjunction with a proposed code amendment.
- Chapter 5 – the Parks, Recreation and Open Space Element to update the parks project list.
- Chapter 9 – the Capital Facilities Element to update the capital project list).
- Standard administrative updates, including incorporating SEPA documents and updating the dates on the cover, footnotes and the Table of Contents.

2. City-Initiated Land Use Map Amendment and Rezone

- A request to change the land use designations for four parcels adjacent to Chapel Hill Drive, from Mixed Use and Commercial to Public/Semi-Public. The city will also request a concurrent rezone to Public/Semi-Public in order to support future civic buildings on the site.

Pages I-19 and I-20 of the Comprehensive Plan provide the criteria to determine if a docket item should be ratified. Subsequent to this briefing, staff will hold a public hearing with the Commission to summarize each of the proposed amendments, state their consistency with the ratification decision criteria and present other findings and recommendations. A summary worksheet will be provided for Planning Commission review on each project. A space will be included on each sheet for Planning Commission's recommendation as well.

If City Council ratifies the 2017 Docket, staff will provide a detailed analysis for each proposal to recommend if a proposal meets the criteria to grant or deny the request.

NEXT STEPS:

Hold a public authorization hearing on proposed Comprehensive Plan map and text amendments to determine if the proposals merit consideration on the 2017 Docket. If docketed, city staff will conduct additional analysis, based on the merits of the application compared to established review criteria, for review and recommendation by the Planning Commission and action by the City Council.

RECOMMENDATION:

Direct staff to schedule a public hearing to consider the merits of each proposed docket item.
