

ORDINANCE NO. 2023- 04

AN ORDINANCE OF THE CITY OF REPUBLIC, WASHINGTON, AMENDING SECTIONS 8.16.010, 8.16.040(B)(4) AND 16.24.010 OF THE REPUBLIC MUNICIPAL CODE, REPEALING SECTIONS 15.16.040(O) AND 16.24.020(C) OF THE REPUBLIC MUNICIPAL CODE, AND ADDING A NEW DEFINITION TO SECTION 8.16.010 AND NEW CHAPTER 15.24 TO THE REPUBLIC MUNICIPAL CODE ESTABLISHING REGULATIONS FOR RECREATIONAL VEHICLES, RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS.

WHEREAS, the City Council of the City of Republic, Washington, has determined that it is necessary to protect the health and safety of the residents of the City of Republic ("City") and the public at large, and to ensure the compatibility of land uses, that certain regulations be placed on the establishment and use of recreational vehicles, recreational vehicle parks and campgrounds.

NOW, THEREFORE, the City Council of the City of Republic, Washington, do ordain as follows:

SECTION 1 – AMENDMENT, REPEALER AND AMENDMENT BY ADDITION.

A. The definition of "recreational vehicle" of Section 8.16.010 of the Republic Municipal Code, which reads as follows:

"Recreational vehicle" means a vehicle:

- a. Built on a single chassis;
- b. Four hundred (400) square feet or less when measured at the largest horizontal projection;
- c. Designed to be self-propelled or permanently towed by a light duty truck; and
- d. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

Be and is hereby amended to read as follows:

"Recreational vehicle" means, a vehicle, with or without a mode of power, capable of human habitation or camping purposes and/or used for sporting, recreation, or social activities including but not limited to trailers, motor coaches, motorhomes, fifth wheels, campers, camper shells, camper trailers, snowmobile trailers, boats and boat trailers, all-terrain vehicles and all-terrain vehicle trailers, and utility trailers.

B. Section 8.16.040(b)(4) of the Republic Municipal Code which reads as follows:

4. Recreational Vehicles. Recreational vehicles placed on sites are required to either: a. Be on a site for fewer than 180 consecutive days; or; b. Be fully licensed and ready for highway use, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or; c. meet the requirements of subsection 8.16.040(B)(2) above.

Be and is hereby amended to read as follows:

4. Recreational Vehicles. Recreational vehicles placed on sites and RV Parks are required to either: a. be fully licensed and ready for highway use, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or b. meet the requirements of subsection 8.16.040(B)(2) above.

C. Section 16.24.010 of the Republic Municipal Code, which reads as follows:

The purpose of this section is to establish procedures regulating binding site plans to provide an optional alternative procedure for the orderly and efficient division into lots, tracts or parcels as provided in RCW 58.17.040(4)(5) or (7), and to substantially comply with the provisions of RCW 58.17.035 and 040. The procedures specified herein are available in addition to other methods for subdividing land, and use of the procedure is optional; however, the binding site plan shall be a required method of development for mobile homes and R.V. parks. The binding site plan procedures of this title shall have principal application to commercial and industrial parks, and mobile home and R.V. parks.

Be and hereby is amended to read as follows:

The purpose of this section is to establish procedures regulating binding site plans to provide an optional alternative procedure for the orderly and efficient division of land into lots, tracts or parcels. The procedures specified herein are available in addition to other methods for subdividing land, and use of the procedure is optional. The binding site plan procedures of this title shall have principal application to commercial and industrial parks.

D. Section 15.16.040(O) of the Republic Municipal Code is hereby repealed.

E. Section 16.24.020(C) of the Republic Municipal Code is hereby repealed.

F. There is hereby added a new definition of “RV Park” in Section 8.16.010 of the Republic Municipal Code as follows:

“RV Park”, means a plot of ground, which two (2) or more recreational vehicles occupied for temporary dwelling or habitation purposes are located.

G. There is hereby added a new Chapter 15.24 of the Republic Municipal Code, which reads as follows:

15.24.010 - Purpose.

The City Council finds that recreational vehicles, recreational vehicle parks and campgrounds require regulations to ensure compatibility with surrounding land uses, to avoid health and safety hazards, to prevent potential damage to the environment and pressure on public services, and for the general welfare of the citizens of the City that certain regulations are necessary controlling the development, use, location and operation of recreational vehicles, recreational vehicle parks and campgrounds.

15.24.020 - Definitions.

A “recreational vehicle” or “RV” means a vehicle, with or without a mode of power, capable of human habitation or camping purposes and/or use for sporting, recreation or social activities including but not limited to trailers, motorcoaches, motorhomes, fifth wheels, campers, camper shells, camper trailers, snowmobile trailers, boats and boat trailers, all-terrain vehicles and all-terrain vehicle trailers, and utility trailers.

“Trailer” means any vehicle without motor power designed to be drawn by another vehicle and attached to the towing vehicle by the means of a hitch or other connector, and ordinarily used for transporting items upon public streets and highways.

“Recreational vehicle park” or “campground” means a plot of ground, which two (2) or more recreational vehicles occupied for temporary dwelling or habitation purposes are located.

15.24.030 - Standards.

1. No recreational vehicle or tent shall be used as a permanent place of habitation or dwelling within the City of Republic.

2. A recreational vehicle or tent may be used as a temporary place of habitation or dwelling outside of a recreational vehicle park or campground for no more than 30 days in any 12-month period. Provided, that a recreational vehicle may be used as a temporary place of habitation or dwelling outside of a recreational vehicle park or campground for no more than 180 consecutive days when a person is constructing a permanent residence upon a lot or property within the City of Republic.
3. Recreational vehicles may be used as a permanent place of habitation or dwelling within an established recreational vehicle park or campground within the City of Republic.
4. All recreational vehicles used as a temporary place of habitation or dwelling outside of a recreational vehicle park or campground, or recreational vehicles used as a permanent place of habitation or dwelling within an established recreational vehicle park or campground within the City of Republic shall have the following installation requirements:
 - a. All recreational vehicles shall be supplied with electrical power and shall connect to city sewer and water utilities in accordance with the City of Republic standards. Use of a sewage holding tank is not permitted. Power shall not be supplied by an extension cord from a main dwelling or structure.
 - b. All recreational vehicles shall be installed on a pad no smaller than the entire footprint of the unit. The pad shall be level concrete, asphalt, or 3 inches minimum compacted gravel. Drainage shall be directly away from the pad.
 - c. Tarps or other non-standard protection shall not be used on roofs, walls or windows of recreational vehicles.
 - d. Recreational vehicles must be sheltered under a snow shed with a pitched roof before occupancy. Snow sheds must be permitted structures.
 - e. All recreational vehicles shall comply with all requirements established by the City of Republic and by the Washington Department of Labor and Industries (L & I). All recreational vehicles shall display on the outside of the unit a L & I "green insignia" or "green seal", and shall include facilities for living, cooking, bathing and sleeping.

- f. Tent trailers may not be used as a temporary place of habitation or dwelling within the City of Republic.
- g. Each recreational vehicle must provide safe and functioning systems for:
 - i. heating;
 - ii. cooling (which may include circulating fans);
 - iii. hot and cold water;
 - iv. electricity;
 - v. plumbing;
 - vi. garbage disposal;
 - vii. sewage;
 - viii. artificial and natural light; and
 - ix. ventilation.
- h. If the recreational vehicle is equipped with a separate bedroom, bedroom windows must not be more than 44 inches above the floor, and one bedroom window must have the following:
 - i. minimum opening area of 5.7 square feet; separate grade level floor window openings may have a minimum clear opening of 5 square feet;
 - ii. a minimum opening height of 24 inches and a minimum opening width of 20 inches; and
 - iii. at least one bedroom window must be able to be opened from the inside without keys or tools.
- i. All recreational vehicles must ensure approved automatic smoke detectors are:
 - i. installed, at a minimum, in every bedroom used by an occupant;
 - ii. installed in a manner so that the fire warning is heard in all parts of the recreational vehicle upon activation of a single detector; and
 - iii. kept in a working condition at all times.
- j. The recreational vehicle must provide an approved 5-pound 2A:10B:C rated fire extinguisher in the recreational vehicle, and ensure such fire extinguisher is installed according to manufacturer recommendations, inspected and serviced annually, in proper working order, and readily available for use at all times.

- k. No oil, kerosene or electric portable space heaters may be used in the recreational vehicle, except during a power outage when a portable heater is the only safe source of heat.
- l. No recreational vehicle may be used as a temporary or permanent place of habitation or dwelling until it has been inspected by the City of Republic building official.
- m. The owner/occupant of the recreational vehicle shall give the City of Republic building official notice when the unit is ready for inspection and shall not occupy the recreational vehicle until approval has been given by the building official pursuant to each inspection. The inspection shall ensure that all requirements of this code are met for each installation.
- n. An inspection by the City of Republic building official may occur at any time, provided that the building official shall provide the owner/occupant with 7-days' notice prior to inspection. Inspections without notice may occur by the City of Republic building official in the event of an emergency or if the building official determines that immediate action is necessary for the health, safety and welfare of the occupants or the public.
- o. Refusal to allow inspections by the owner/occupant as provided herein shall be deemed to be a violation of this chapter. It is a violation of this chapter to use a recreational vehicle for temporary or permanent place of habitation or dwelling unless such recreational vehicle has been inspected and approved for occupancy by the City of Republic building official.

15.24.040- Recreational Vehicle Parks and Campgrounds.

Recreational vehicle parks and campgrounds may be established in the same manner as mobile homes and manufactured home parks under Chapter 15.16 of the Republic Municipal Code. Provided, that Section 15.16.040 – General Space and Layout Requirements, shall be replaced with the following:

- A. The site area of a recreational vehicle park or campground shall be a minimum of 0.5 acres with a maximum of 4 acres.

- B. No built extended appurtenances, such as carports, cabanas or patios may be attached to any recreational vehicle except common recreational vehicle equipment such as an awning while it is in a recreational vehicle park or campground.
- C. Any action towards removal of wheels of a recreational vehicle in a recreational vehicle park or campground, except for temporary purposes of repair, is prohibited.
- D. The number of recreational vehicles permitted in recreational vehicle parks or campgrounds shall not exceed the density of 15 units per gross acre.
- E. Each individual recreational vehicle site shall not be less than 1500 square feet in size.
- F. Entrances and exits to the recreational vehicle parks or campgrounds shall be designed for safe and convenient movement of traffic into and out of the recreational vehicle park or campground and minimized friction with the free movement of traffic and adjacent streets. All traffic into and out of the recreational vehicle park or campground shall be through such entrances and exits. No entrance or exit shall require a turn and will keep any vehicles moving in the direction intended, and placement of curbs and pavement at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached. No material impediment for visibility shall be created or maintained which obscures the view of an approaching driver in the other lane of the street.
- G. At least one (1) parking space shall be provided on each designated recreational vehicle or campsite.
- H. At least one (1) parking space for each five (5) sites shall be provided for visitor parking at a recreational vehicle park or campground.
- I. All parking shall be improved with regularly mowed, all grass parking surface or gravel, asphalt or impervious surface maintained with proper drainage and regular weed maintenance.

- J. All internal park roads shall be privately owned and maintained. All internal roads shall be regularly mowed with grass surface, weed free, dustless gravel surface, asphalt or impervious surface.
- K. A minimum of twenty percent (20%) of the recreational vehicle park should be set aside and maintained as open space for recreational use of occupants. Parking spaces, driveways, access streets and storage areas are not considered usable for open space.
- L. One (1) identification sign at each entrance of the campground or recreational vehicle park is allowed which may be indirectly lit, but not flashing, and not to exceed 64 square feet of sign area.
- M. Recreational vehicle parks and campgrounds shall be connected to the City water and sewer for restroom facilities required by paragraph P of this section. All utility lines for the recreational vehicle park or campground shall be underground and shall be approved by the agency or jurisdiction providing the service.
- N. Storm drain control facilities shall be subject to approval by the City Public Works Director.
- O. Recreational vehicles shall be parked no closer than 30 feet from the existing main road and no closer than 60-feet from existing driveways or alleys.
- P. Recreational vehicle parks and campgrounds shall provide the following tenant facilities:
 - i. Restroom facilities containing showers and toilets connected to the City sewer and utility and a minimum number of which shall be one (1) commode and one (1) shower for each 20-sites;
 - ii. Refuse containers for solid waste in adequate quantities shall be provided and contracts shall be made with the service provider for regular pickup and disposal;
 - iii. Recreational vehicle parks and campgrounds shall be maintained free of any uncontrolled garbage;
 - iv. Each recreational vehicle park or campground shall have an onsite manager available 7-days per week.

- Q. Any storage area shall be properly screened through the use of landscaping, fences, hedges or other methods to reduce potentially negative impacts on adjacent use and/or neighboring property views.

15.24.050 - Pre-existing Non-conforming Uses.

Recreational vehicles, recreational vehicle parks and campgrounds established prior to the effective date of the Ordinance codified in this chapter, and inconsistent with the standards required herein, shall be considered pre-existing, non-conforming uses. Provided, that any additions, changes or modifications to a recreational vehicle, recreational vehicle park or campground shall be required to conform to this chapter.

15.24.060 - Violations, Penalties and Enforcement.

1. Violations and penalties in this section shall be applied to the person violating any of the provisions of this chapter, and not to any transitional person.
2. Any person, partnership, association, firm, company or corporation that violates, disobeys, omits, neglects or refuses to comply or resists enforcement of this chapter or its provisions, shall be deemed to have committed a civil infraction, and shall be assessed a penalty of not more than \$250.00 for each offense. Every violation of this chapter shall be a separate and distinctive offense, and in the case of a continuing violation, each additional day shall be deemed to be a separate and distinctive offense.
3. In addition to the penalties provided in Section 15.24.060(2) above, the City Attorney, as authorized by the Mayor and Council, shall seek penalties, remedies, injunctions and other legal sanctions necessary for the enforcement of this chapter. In addition to costs and disbursements provided for by statute, the prevailing party in an action for violation of this chapter, in the court's discretion, shall be allowed interest and reasonable attorney's fees. The City Attorney shall seek such costs, interest and reasonable attorney's fees on behalf of the City when the City is the party.

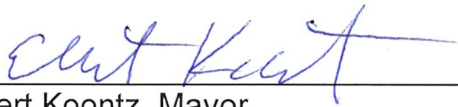
SECTION 2 - SAVINGS CLAUSE. Any sections repealed by this Ordinance shall remain in full force and effect until the effective date of this Ordinance.

SECTION 3 – SEVERABILITY. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this Ordinance.

SECTION 4 – EFFECTIVE DATE. This Ordinance shall take effect from and after its passage by the City Council, approval by the Mayor, and five (5) days after publication as required by law.

PASSED by the City Council of the City of Republic, Washington, at its regular open meeting this 16th day of October, 2023.

APPROVED:



Elbert Koontz, Mayor

ATTEST:



Nicolas Olsen, City Clerk-Treasurer

APPROVED AS TO FORM:

W. Scott DeTro, City Attorney

