

BOARD OF COMMISSIONERS PUBLIC HEARING: RENTAL RECREATIONAL VEHICLES LANE CODE AMENDMENT

JANUARY 28, 2025

RACHEL SERSLEV, SENIOR PLANNER



PROJECT BACKGROUND

- Bill passed on July 23, 2023, and effective on January 1, 2024
- Allows siting of recreational vehicles (RVs) for residential purposes
- Board work session September 19, 2024
- Planning Commission public hearing on November 19, 2024

SB 1013 MINIMUM CRITERIA

- A single-family dwelling must exist on the property and must be the primary residence of the property owner.
- The property may not be in an urban reserves area.
- No other dwelling units may exist on the property and no portion of the single-family dwelling may be rented as a residential tenancy.
- The RV may not be used for vacation occupancy.
- The RV must be owned or leased by the tenant.
- The property owner must provide essential services (sewage disposal, water, electric, and if required by applicable law, a drainage system) to the RV space.

BOARD DIRECTION ON OPTIONAL STANDARDS

Supported:

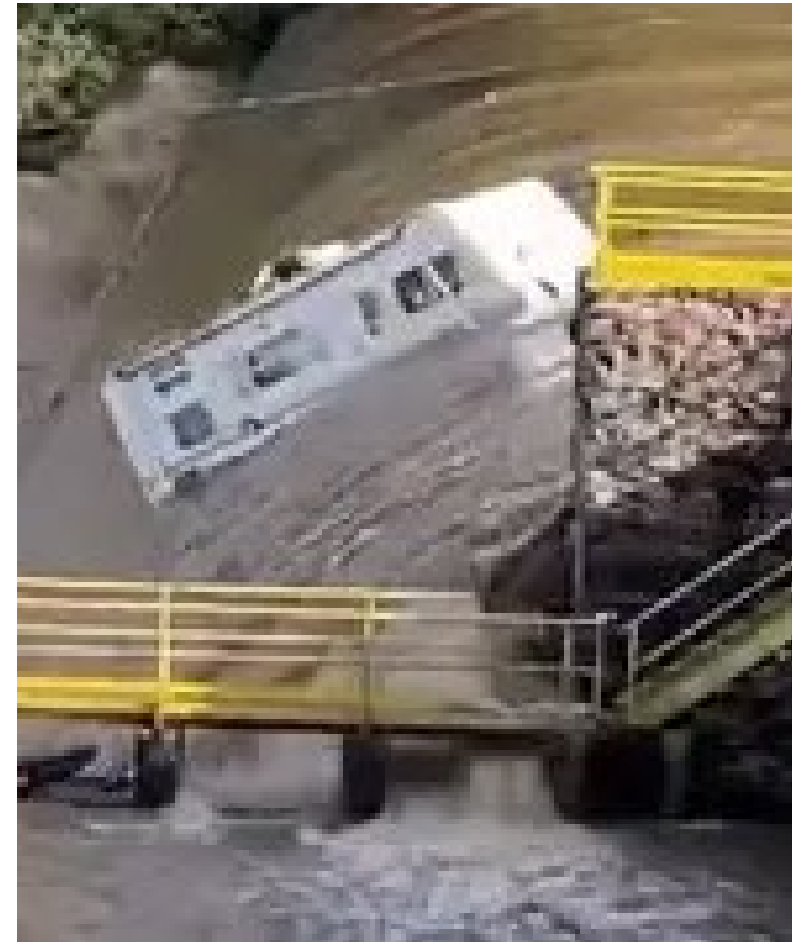
- Rental agreement
- Fire separation
- Parking pad
- No planning application process
- Special setbacks from resource zones
- Require access to sink and toilet
- Allowed to be parking inside of a structure

Did not support requiring:

- RV registration
- Rent control
- Fencing/screening
- Access to a shower
- Storage space

FLOODPLAIN PROHIBITION

- RVs are more susceptible to flood hazard
- RVs must meet floodplain development standards, such as anchoring and elevation
- SB 1013 requires that RVs not be retendered structurally immobile and must be mounted on wheels
- Both the floodplain development standards and requirements of SB 1013 cannot be met if RVs are allowed in the floodplain.



POLICY QUESTIONS/DECISIONS – NO BOARD DIRECTION

- Water supply verification for properties in unincorporated communities
- Restrictive covenant for vacation occupancy
- No open code enforcement action

BOARD ACTION

- 1) Move to approve the second reading and **adopt Ordinance No. 25-01** as presented;
- 2) Move to approve the second reading, set a third reading, close the public hearing, and **continue deliberations to a date certain (February 4, 2025)**; or
- 3) Move to approve the second reading, set a third reading and **continue the public hearing to a date and time certain (February 25, 2025 at 1:30 pm) and direct staff to revise Ordinance No. 25-01 as directed by the Board** (summarize revisions).