

ORDINANCE NO. 3447

AN ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON, AMENDING MOUNT VERNON MUNICIPAL CODE TITLE 17 ZONING, CHAPTER 17.06; CHAPTER 17.30; AND CHAPTER 17.48 REGARDING THE REGULATION OF RECREATIONAL VEHICLES AND RECREATIONAL VEHICLE PARKS.

WHEREAS, the proposed amendments to the Mount Vernon Municipal Code acknowledge the desire of the City Council to ensure that commercial development is appropriately planned and designed; and,

WHEREAS, the proposed amendments to the Mount Vernon Municipal Code acknowledge the desire of the City Council to not allow recreational vehicle parks in the General Commercial (C-2) zone; and,

WHEREAS, the proposed amendments acknowledge the desire of the City Council to ensure that recreation vehicle parks within the City be developed only in the Public (P) zone; and that safeguards be put in place to ensure that safe and attractive recreational vehicle park facilities be developed; and,

WHEREAS, the requisite public hearing before the Planning Commission on April 7, 2009 was preceded with appropriate notice, published on March 23, 2009; and, the requisite City Council hearing on April 22, 2009 was preceded with appropriate notice published on April 2, 2009; and,

WHEREAS, the requisite notice of adoption of the proposed amendments has been duly transmitted in compliance with RCW 36.70A.106 (1); and,

WHEREAS, a SEPA Threshold Determination of Non-significance, non-project action, was published on November 2, 2005; and,

WHEREAS, the requirements for public participation in the development of this amendment as required by the State Growth Management Act (GMA) and by the provisions of City of Mount Vernon Resolution No. 491 have all been met; and,

WHEREAS, the proposed amendments are found to be in compliance with the State Growth Management Act.

NOW, THEREFORE,

THE CITY COUNCIL OF MOUNT VERNON, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. The City Council adopts the Planning Commission's findings of fact and conclusions of law in their entirety.

SECTION 2. That Section 17.48.040 of the Mount Vernon Municipal Code is hereby repealed and reenacted, the new section to read as follows:

17.48.040 Conditional uses.

Uses permitted by conditional use permit, and classified as a Type III permit in the C-2 district, are as follows:

- A. Restricted limited manufacturing uses involving the processing or fabrication of commodities or products subject to all the following restrictions, development and performance standards:
 - 1. All manufacturing activities including storage and warehousing shall be confined to enclosed buildings on the property.
 - 2. The use does not inflict upon the surrounding permitted land uses in the district smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare, or safety of the public occupying or visiting such areas.
 - 3. The design of all buildings and related improvements shall employ design standards to support and maintain the commercial character of the area.
- B. Churches; provided, that their principal access is from a collector street or greater and they shall conform to all the development standards and requirements of the public (P) zone and concurrent with approval the City shall require both the Comprehensive Plan and zoning designations to be changed to public (P) during the City 's next Comprehensive Plan amendment cycle. (Ord. 3327 § 3, 2006).

SECTION 3. That Section 17.30.040 of the Mount Vernon Municipal Code is hereby repealed and reenacted, the new section to read as follows:

17.30.040 Conditional uses.

Uses permitted by a conditional use permit in the P district shall include:

- A. Recreational Vehicle (RV) Parks subject to the following requirements:
 - 1. **Minimum Site Area:** The minimum gross site area for a recreational vehicle park shall be no less than fifteen acres.
 - 2. **Density of RV Pads and Paving Required:** There shall be no more than one recreational vehicle space per each 2,000 net square feet of site area (as described within this paragraph). Each RV space and its associated parking pad (described below in number 7) shall be paved. The paved RV pad shall be sized to accommodate the minimum dimension of the largest RV unit allowed to occupy that space. The developer shall be required to complete a study to justify the varying sizes of RV pads that are proposed to ensure that they are appropriately sized. In determining the net site area the following shall be subtracted from the gross site area: public or private roads or driveways, and all areas classified as critical areas per MVMC 15.40.
 - 3. **Open Space Amenities:** There shall be a minimum of 10% of the gross site area provided as usable open space areas for the users of the recreational vehicle park. The site developer shall be responsible for installing amenities within the site such as play areas for children,

gazebos, picnic tables, et cetera to make the open space areas provided usable. Critical areas and their associated buffers and perimeter landscaping treatments can not be counted towards the usable open space requirement.

4. **Spacing Between Pads:** There shall be a minimum side-to-side dimension of 12 feet between paved RV and parking pads; and a minimum end-to-end dimension of 10 feet between RV and parking pads. These spaces between paved pads shall be left open, shall be landscaped with grass or other ground cover, and shall not be used as parking spaces or spaces for any other types of temporary or permanent structures.
5. **Perimeter Landscaping:** There shall be a minimum 20-foot wide, Type II, landscape treatment (as defined within MVMC Chapter 17.93), around the entire perimeter of the RV park.
6. **Setbacks:** The following setbacks shall be observed:
 - a. 25 feet from all abutting public streets;
 - b. 10 feet from all interior private streets;
7. **Vehicle/Truck/Guest Parking:** Abutting each recreational vehicle space shall be a paved parking pad sized to accommodate a towing vehicle if the RV pad is sized as such; or sized to accommodate a tow behind vehicle. In addition to the vehicle space abutting each RV space there shall be a guest parking area that shall be calculated by dividing the total number of RV spaces created by three. The guest parking area shall meet all of the requirements found within MVMC 17.84.
8. **Access Requirements:** The internal access roads within a recreational vehicle park shall be private roads unless the City's Public Works Director deems it necessary that such a road be dedicated to the public. The minimum width of the paved private internal access roads shall be 26 feet; and these roads shall have turning radius of 28 feet inside and 45 feet outside. This is the minimum road standard; and based upon site specific details the Public Works Director can require a different road section be constructed. There shall be no less than two ingress/egress points; however, one can be for emergency vehicle access only. The Public Works Director shall specify how the road shall be constructed based on information from the applicant on the types of vehicles that will likely use the park (i.e., gravel base and asphalt depths).
9. **Utility Requirements:** The following requirements for utilities shall apply:
 - a. A water supply system shall be provided in the recreational vehicle park for each recreational vehicle space designed to accommodate the park user occupying a self-contained recreational vehicle, the water system for a recreational vehicle park shall be constructed and maintained in accordance with all applicable state and local codes and regulations,
 - b. Watering stations: each recreational vehicle park shall be provided with one or more accessible water supply outlets for filling recreational vehicle water storage tanks,

c. Sewage disposal system: an adequate and safe sewage disposal system shall be provided in a recreational vehicle park for each recreational vehicle space designed to accommodate the park user occupying a self-contained vehicle and shall be connected to public sewage system. The sewage disposal system in a recreational vehicle park shall be constructed and maintained in accordance with all applicable state and local codes and regulations,

d. Sanitary stations: each recreational vehicle park shall be provided with sanitary dumping stations in the ratio of one for every 100 recreational vehicle spaces or fractional part thereof. The construction of the sanitary station shall be in accordance with the direction of the Public Works Director. Sanitary stations shall be screened from other activities by a visual barrier such as fences, walls, or natural growth and shall be separated from any recreational vehicle space by a distance of not less than 50 feet,

e. Electrical supply system: each recreational vehicle park shall be provided with an underground electrical system which shall be installed and maintained in accordance with all applicable state and local codes and regulations,

f. Other utility systems: if other utility systems such as natural gas, television cable, or telephone are installed in a recreational vehicle park such installation shall be in accordance with state and local codes and regulations;

10. **On-Site Facilities Mandated:** There shall be one permanent dwelling unit within the RV park to house the on-site manager. In addition, all RV parks shall have laundry facilities, bathroom facilities and facilities for showers. The laundry, bathroom and shower facilities shall be designed to accommodate the maximum number of users expected to utilize these facilities during the RV parks peak usage. It will be the applicant's responsibility to show that the size of the facilities they are proposing will be adequate to serve their expected guests.
11. **Safe Pedestrian Travel:** A paved pedestrian walking system shall be constructed that connects the guest parking spaces, the service buildings (showers, on-site manager, laundry services, et cetera), the usable open space areas, the ingress/egress of the site, and the RV spaces.
12. **Duration of Stay:** No recreational vehicles shall remain within a recreational vehicle park for more than 90 days in any one-year period. Either the on-site manager or the owner of the RV park shall maintain a register of all tenants. This register shall contain: a) The name and address of the occupants; b) The dates of arrivals and departures; and c) The license or registration number of all RVs, along with the State that issued said license or registration numbers. This register shall be submitted to the City on a yearly basis to ensure that the 90 day maximum timeframe that an RV is allowed to stay per year is abided by. The register must also be made available to the City or other State or Federal agencies upon request.

13. **Miscellaneous Requirements:** All recreational vehicle spaces shall be well marked and numbered.

SECTION 4. That Section 17.06.180 “R definitions” of the Mount Vernon Municipal Code is hereby repealed and reenacted, the new section to read as follows:

17.06.180 R definitions.

"Recreational vehicle" means a vehicular-type unit, built on a single chassis, designed as temporary living quarters for recreational, camping or travel, which either has its own motive power or is mounted on or drawn by another vehicle.

SECTION 5. City staff are hereby directed to complete preparation of the final ordinance, including correction of any typographical or editorial edits.

SECTION 6. In the event any term or condition of this ordinance or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other terms, conditions, or applications of this ordinance which can be given effect without the invalid term, condition, or application. To this end, the terms and conditions of this ordinance are declared severable.

SECTION 7. This ordinance shall be in full force and effect five days after its passage, approval and publication as provided by law.

PASSED AND ADOPTED this 22nd day of April, 2009.

BUD NORRIS, Mayor

SIGNED AND APPROVED this 22nd day of April, 2009.

ALICIA D. HUSCHKA, Finance Director

Approved as to form:

Kevin Rogerson, City Attorney

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