



CITY OF STAYTON
M E M O R A N D U M

TO: Mayor Henry Porter and the Stayton City Council
FROM: Dan Fleishman, Director of Planning and Development
DATE: March 18, 2019
SUBJECT: Ordinance 1029 Amending Land Use Code establishing standards for Recreational Vehicle Parks and Campgrounds

ISSUE

The issue before the City Council is a public hearing on legislative amendments to the Land Use and Development Code that would establish development standards for recreational vehicle parks and campgrounds. Following the public hearing, the Council will be requested to consider Ordinance 1029 to amend the Code.

BACKGROUND INFORMATION

Currently the Code allows Recreational Parks and Campgrounds as permitted uses after site plan review in the Interchange Development zone and the Industrial Agriculture Zone. However, the Code does not include any standards for their development.

Without standards in place for the design and operation of an RV park or campground, the City's review would be limited to the general approval standards for site plan review. Adoption of standards allows the City to set out the parameters for the development of a park.

The City has not received an application for the development of a park. However the Planning Commission's consideration of these standards was initiated by discussion with an individual who is interested in developing a park, should they be successful in obtaining the land, annexing the property, and obtaining the necessary comprehensive plan map amendment.

The proposed standards were drafted after reviewing standards in Sutherlin, Oregon; Leland California; Canon City, Colorado; and Clallum County Washington. The Planning Commission discussed a number of options in its deliberations, including which zones RV parks should be allowed in, the restrictions on the length of stay, and types of units which would be allowed in parks. Following their deliberation and their January public hearing, the Planning Commission has recommended the standards included in Ordinance 1029.

PROPOSED AMENDMENT

The proposed amendment recommended by the Planning Commission has four different parts to it. They are described below in an order other than they appear in Ordinance 1029.

1. Amend the definition of Recreational Vehicle. The current definition includes items not typically thought of as RVs such as boats, snowmobiles and personal water craft.
2. Define a new term – Recreational Personal Property. This term needs to be defined in order to maintain the current Code restrictions on how many of these types of items may be stored on a residential lot, once they are no longer included in the definition of a recreational vehicle.
3. Amend the restrictions on parking and storing recreational vehicles on a residential lot to include recreational personal property.
4. Establish the design and operational standards for RV parks and campgrounds. Among other details, these standards include:
 - A minimum overall site size of 3 acres
 - A minimum area for an individual space of 1,500 square feet
 - A minimum separation of 25 feet between RVs
 - A requirement for a buffer from property lines
 - A limitation on the length of stay of 180 consecutive days

RECOMMENDATION

The Planning Commission has recommended adoption of the amendments. Staff recommends adoption of Ordinance 1029 as presented.

OPTIONS AND MOTIONS

The City Council is presented with the following options.

1. Continue the hearing

Move to continue the public hearing until April 1, 2019.

2. Close the hearing and approve the first consideration of Ordinance 1029

Move to approve Ordinance No 1029 as presented.

The City Recorder shall call the roll and the names of each Councilor present and their vote shall be recorded in the meeting minutes. If the vote is unanimous, Ordinance No. 1029 is enacted and will be presented to the Mayor for his approval.

If the vote is not unanimous, Ordinance No. 1029 will be brought before the Council for a second consideration at the April 1, 2019 meeting.

3. Close the hearing and approve the Ordinance with modifications

Move to approve Ordinance No. 1029 with the following changes ... and direct staff to incorporate these changes into the Ordinance before the Ordinance is presented to the City Council for a second consideration.

The City Recorder shall call the roll and the names of each Councilor present and their vote shall be recorded in the meeting minutes. If the first consideration is approved, Ordinance No. 1029 will be brought before the Council for a second consideration at its April 1, 2019 meeting.

4. Close the hearing and retain the Code unchanged

No motion is necessary.