

ORDINANCE NO. 1029

AN ORDINANCE AMENDING STAYTON MUNICIPAL CODE TITLE 17, ESTABLISHING STANDARDS FOR RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS

WHEREAS, Oregon Revised Statutes, Chapter 197 requires municipalities to adopt and implement a comprehensive land use planning program in accordance with statewide planning goals established by the Legislature and the Oregon Land Conservation and Development Commission;

WHEREAS, the City of Stayton has adopted Title 17 of the Stayton Municipal Code (SMC) as the Land Use and Development Code;

WHEREAS, SMC Title 17, Chapter 20 of the Land Use and Development Code, includes Development and Improvements Standards for a number of land uses but does not include development standards for Recreational Vehicle Parks and Campgrounds;

WHEREAS, Recreational Vehicle Parks and Campgrounds are a permitted use in the Interchange Development Zone and the Industrial Agriculture Zone;

WHEREAS, the Stayton Planning Commission has initiated the process for amending the Land Use and Development Code, in accordance with Section 17.12.175.3, and following a public hearing has recommended that the Stayton City Council enact the recommended amendments;

WHEREAS, notice of the proposed amendment was sent to the Department of Land Conservation and Development more than 35 days in advance of the Planning Commission's public hearing; and

WHEREAS, the Stayton City Council, following a public hearing, does find that the amendments proposed by the Planning Commission are appropriate and are consistent with the Comprehensive Plan.

NOW, THEREFORE, the City of Stayton ordains:

Section 1. Recreational Personal Property Defined. Section 17.04.100 is hereby amended to add a new definition:

RECREATIONAL PERSONAL PROPERTY: Boats, boat trailers, snowmobiles, personal water craft, all-terrain vehicles (ATVs), and trailers designed primarily to carry ATVs or snowmobiles.

Section 2. Definition of Recreational Vehicle Amended. Section 17.04.100 is hereby amended to amend the definition of Recreational Vehicle:

RECREATIONAL VEHICLE: A ~~vacation~~-trailer or other vehicular or portable unit which is either self-propelled, towed, or carried by a motor vehicle and which is intended for temporary human occupancy ~~and is designed for vacation or recreational purposes but not a permanent residence~~. Recreational vehicles include travel trailers, motor homes, and campers, ~~boats, boat trailers, snowmobiles, personal water craft, all-terrain vehicles (ATVs), and trailers designed primarily to carry ATVs or snowmobiles~~. Recreational vehicles do not include utility trailers or canopies.

Section 3. Residential Parking Restrictions Modified. Section 17.20.060.3 is hereby amended to include recreational personal property in the parking restrictions for residential lots, as follows:

3. RESIDENTIAL AND RECREATIONAL VEHICLE PARKING AND STORAGE OF RECREATIONAL PERSONAL PROPERTY RESTRICTIONS.

- a. Motor Vehicles other than Recreational Vehicles. No parking shall be allowed except on driveways. The side yard and rear yard areas may be used for parking of vehicles unless otherwise prohibited by this title.
- b. Recreational Vehicles. The following standards apply to the off-street parking and storage of recreational vehicles and the storage and parking of recreational personal property within any residential zone:
 - 1) No off-street parking or storage of recreational vehicles or recreational personal property shall be allowed within the front yard except on driveways. Recreational vehicles and recreational personal property may be parked or stored either in a driveway, side yard, or rear yard. On corner lots, recreational vehicles and recreational personal property may be parked or stored in the front yard from which vehicular access is not gained.
 - 2) A maximum of a combination of 3 recreational vehicles and items of recreational personal property may be parked or stored outside a fully enclosed structure on a single lot.
 - 3) Recreational vehicles and trailers shall be required to display a current and valid state registration if parked or stored outside a fully enclosed structure.
 - 4) Recreational vehicles or recreational personal property shall not be parked or stored on any portion of a lot when parking of the vehicle or property inhibits the necessary view of street traffic.
 - 5) No portion of a parked recreational vehicle or recreational personal property may block any portion of a sidewalk.
 - 6) ~~Permanent~~ Long-term occupancy of recreational vehicles is prohibited. Temporary occupancy must comply with Section 17.20.110.
 - 7) On-street parking of recreational vehicles and boats is prohibited except in compliance with City traffic code requirements.
 - 8) The City Planner may grant a permit for outside storage of a single recreational vehicle or item of recreational personal property in a portion of the front yard when the following circumstances exist:
 - a) The storage area is on a concrete pad.
 - b) The ~~recreational vehicle~~ storage area is screened from the street and/or sidewalk by a sight-obscuring hedge or fence. The screening, hedge, or fence must comply with Section 17.20. 050.
 - c) The ~~recreational vehicle~~ storage area does not create any safety hazards to street traffic.
 - d) The ~~recreational vehicle~~ storage area, ~~recreational vehicle~~ screening or fencing is continuously maintained.

Section 4. Recreational Vehicle Park and Campground Standards Established. Chapter 17.20 is hereby amended to enact Section 17.20.250 establishing design and operational standards for Recreational Vehicle Parks and Campgrounds, as follows:

17.20.250 RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS

1. PURPOSE. The purposes of this Section shall be
 - a. to provide rules, regulations, requirements and standards for development of recreational vehicle parks and campgrounds in the City ensuring that the public health, safety and general welfare are protected;
 - b. to promote orderly growth and development together with the conservation, protection and proper use of land.
 - c. to minimize the impacts of recreational vehicle parks and campgrounds on neighboring properties;
 - d. to assure the comfort and protection of the occupants of recreational vehicle parks and campgrounds; and
 - e. to make proper provision for all public facilities in recreational vehicle parks and campgrounds..
2. METHOD OF ADOPTION. Recreational vehicle parks and campgrounds are subject to site plan review and shall be approved pursuant to the requirements of Sections 17.12.070 through 17.12.100.
3. SUBMITTAL REQUIREMENTS. All applications submitted for approval of a recreational vehicle park or campground development shall consist of a preliminary development plan to a scale of 1 inch equals not more than 50 feet. The application shall contain, but not be limited to, the following information in addition to the requirements of Section 17.12.220.
 - a. Name(s) of person owning and/or controlling the land proposed for the park.
 - b. Name of the recreational vehicle park or campground and address.
 - c. Boundaries and dimensions of the recreational vehicle park or campground.
 - d. Facility map showing relationship of the recreational vehicle park or campground to adjacent properties and surrounding zoning.
 - e. Location and dimensions of each site with each site designated by number.
 - f. Location and dimensions of each existing or proposed building.
 - g. Location and width of park streets and pedestrian ways.
 - h. Location of recreational areas and buildings and common area.
 - i. Location of available fire hydrants.
 - j. Enlarged plot plan of a typical site showing location of the pad for a recreational vehicle or tent, fire ring, picnic table, parking, utility connections, and landscaping.
 - k. Access features shall conform to the requirements set forth in Section 17.26.020. Section 17.26.020 also specifies submittal requirements for requesting an access permit and approval.
 - l. A survey plat of the property.
 - m. Building elevation drawings of all new structures.
 - n. A water system plan meeting Public Works Design Standards.
 - o. A sewerage system plan prepared in accordance with Public Works Design Standards.

- p. A preliminary storm water report and drainage system plan showing all drainage system improvements on site including storm water runoff calculations in accordance with Public Works Design Standards.
 - q. Location of and method of garbage collection and disposal.
 - r. Park rules and regulations.
4. DESIGN STANDARDS. The following standards and requirements shall govern the design of a recreational vehicle park or campground. The design shall also meet other applicable standards and requirements of this Chapter and the approval criteria of Section 17.12.220. Where there is a difference between the standards of this Section and any other provision of this Code, the more stringent standard shall apply.
- a. A recreational vehicle park or campground shall not be less than 3 acres in area.
 - b. Individual spaces shall contain a minimum of 1,500 square feet with a width of no less than 30 feet for any space designed to accommodate a recreational vehicle and a minimum of 1,000 square feet with a width of no less than 20 feet for any space designed to accommodate a tent only.
 - c. Only one recreational vehicle shall be permitted on a space.
 - d. No building, structure, or land within the boundaries of a recreational vehicle park or campground shall be used for any purpose except for the uses permitted as follows:
 - 1) Recreational vehicles, together with the normal accessory uses such as cabana, patio slab, ramada, and storage and washroom buildings.
 - 2) Private and public utilities and services as permitted by City approval.
 - 3) Community recreation facilities, including swimming pool, for the residents of the park and guests only.
 - 4) One residence for the use of a manager or a caretaker responsible for maintaining or operating the property.
 - e. All recreational vehicle or camping spaces shall be located at least 30 feet from the property boundary line abutting upon a public street, and at least 15 feet from other property lines, except that when a sound-deadening fireproof barrier, as an earthen berm or masonry wall is provided, the Planning Commission may allow the 15-foot setback to be reduced to 5 feet, but shall not reduce the 30-foot setback.
 - f. Recreational vehicles shall not be located closer than 25 feet from any other recreational vehicle or permanent building within the recreational vehicle park.
 - g. Each site shall be provided with an asphalt or concrete pad for the placement of a recreational vehicle a minimum of 12 feet wide.
 - h. The recreational vehicle park or campground entrance shall be designed to provide a clearly defined main entry and exit point to the park. Secondary entry points may be required to provide ingress and egress for emergency vehicles. The main entry shall include street lighting and a sign(s) identifying the name of the facility and providing direction to the manager's office or residence. Controlled ingress and egress may be installed subject to decision authority approval of design.
 - i. Two off street parking spaces shall be provided at each recreational vehicle space. Also, additional parking space shall be provided in parking areas distributed around the park (not part of the common area) not to be less than 1 parking space per 10 spaces for parks of 100

spaces or less, and 1 parking space per 20 spaces for each space over 100. Parking spaces shall be provided adjacent to bathhouses and other community buildings.

- j. Each space shall be provided with a picnic table with benches and a fire ring or barbeque apparatus approved by the Fire Marshall.
- k. Adequate street lighting shall be provided within the park in accordance with a plan approved by the decision authority.
- l. All utilities shall be installed underground unless otherwise approved by the decision authority.
- m. Approved fire hydrants shall be installed so that all recreational vehicles, and other structures are within 250 feet of an approved fire hydrant as measured along the center line of a street.
- n. Buffering or screening shall be installed along park boundaries in accordance with a landscaping plan approved by the Planning Commission. All buffering or screening shall be in the form of a sight-obscuring fence, wall, evergreen or other suitable planting, at least 6 feet high. A chain link fence with slats may not be used as a sight-obscuring fence.
- o. A pet waste disposal bag dispensing station shall be provided for each 25 sites.
- p. Landscaping shall be installed in accordance with a landscaping plan approved by the decision authority.
- q. Trash receptacles for the disposal of solid waste materials shall be provided in convenient locations for the use of occupants of the park, screened from open view and located within 200 feet of each recreational vehicle space. Refuse containers shall have tight-fitting lids, covers or closable tops, and shall be durable, rust-resistant, water-tight, rodent-proof and washable and shall be enclosed by sight obscuring fence or screening and situated on a concrete pad. There shall be a minimum of four cubic feet of solid waste receptacle per space. Refuse shall be collected and disposed of on a regular basis in accordance with City garbage franchise regulations.
- r. If storage yards for vehicles, boats, or trailers are provided, the storage yard shall be provided at the rate of up to 100 square feet per recreational vehicle space depending on the clientele served. An 8-foot high sight obscuring fence with a lockable gate shall be erected around the perimeter of the storage yard. If no storage yard for is provided, storage shall not be permitted within the park boundaries.
- s. If pedestrian walkways are provided separate from the vehicular ways within the park, they shall be at least 5 feet wide and be composed of concrete or bituminous concrete at least 3 inches thick.
- t. All vehicular ways and parking areas within the park or campground shall be designed to provide safe and convenient access to all spaces and to facilities for common use by occupants, shall be graded to drain and surfaced with asphalt or concrete to maintain proper drainage and shall be continuously maintained by the owner.
- u. Minimum park street improvement width for shall be 14 feet for a one-way local street and 24 feet for a two-way street.
- v. Each recreational vehicle space shall be provided with municipal water and municipal sanitary sewage service. All recreational vehicles staying in the park shall be connected to the water and sewage service. Up to ten percent of the total spaces may be without water and/or sewer if proposed and approved as such at time of application approval.

- w. Each space in a park shall be within 500 feet of a building that contains toilets and showers.
- x. Each recreational vehicle space shall be provided with electrical service. Up to ten percent of the total spaces may be without electrical service if proposed and approved as such at time of application approval.
- y. The park or campground shall provide one utility building or room containing a minimum of one clothes washing machine, one clothes drying machine for each thirty (30) spaces and shall include space for clothes sorting and folding.
- z. Each site shall be marked for identification for safety and security reasons. Markers must be easily readable from the driveways in day or night conditions.

5. OPERATIONAL STANDARDS.

- a. Occupancy of space shall be limited to 120 consecutive days. Guests must check out for a minimum of 7 days between stays. Park management shall keep records of guest registration and shall make those records available for inspection by City staff on a quarterly basis.
- b. Electrical Connections. All electrical connections shall comply with the State of Oregon electrical code and be duly inspected.
- c. Water Connections. All connections of water to a site and to an occupied recreational vehicle shall comply with the State of Oregon Plumbing Specialty Code, and the City of Stayton Public Works Design Standards.
- d. Sewer Connections. All sewer connections shall comply with the State of Oregon Plumbing Specialty Code and the City of Stayton Public Works Design Standards.
- e. Fire Extinguishers. Portable fire extinguishers approved by the Fire Marshall shall be kept in service buildings and at other locations conveniently and readily accessible for use by all occupants and be maintained in good operating conditions.
- f. Fire Hazards. The owner of the park shall be responsible for maintaining the park or campground free of any brush, leaves, and weeds which might facilitate the spread of fires between sites and buildings in the park.
- g. Inspections. The Building Official may check the park a minimum of once a year and submit to the park or campground owner and manager a written report stating whether or not the park is in compliance with these standards. If not in compliance, the owner must make repairs as are required or will be considered to be in violation of this Code and subject to enforcement action.
- h. Refuse Burning. Burning of refuse shall not be permitted.
- i. Park Administration. It shall be the responsibility of the owner(s) to see that the provisions of this Section are observed and maintained within their facility, and for failure to do so shall be subject to the penalties provided for violation of this Title. There shall be an on-site resident manager.
- j. Park owners shall initiate procedures to assume title or ownership of any derelict, abandoned and inoperable recreational vehicles and personal property no more than 30 days after their abandonment.

Section 5. Effective Date. This Ordinance shall not become effective until the 30th day after adoption by the Stayton City Council and execution by the Mayor, or a representative of the Mayor. In the event of a timely appeal to LUBA, this Ordinance shall not become effective until the LUBA appeal is


finally resolved, including any appeals from the decision of LUBA.

Section 6. A copy of this Ordinance shall be furnished to the State of Oregon, Department of Land Conservation and Development, as required by OAR 660-018-0040.

ADOPTED BY THE STAYTON CITY COUNCIL this first day of April, 2019.

CITY OF STAYTON

Signed: 4/2, 2019

BY: 
Henry A. Rorter, Mayor

Signed: 4/2, 2019

ATTEST: 
Keith D. Campbell,
City Manager