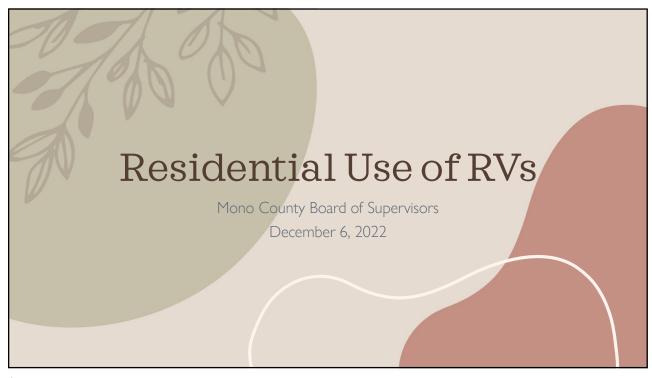
Item available for public inspection in the Clerk's office during regular business hours (Monday – Friday, 9 AM – 5 PM)

# **December 6, 2022** Regular Meeting Item #7G. – Policy Discussion on Use of Recreational Vehicles (RVs) and Residences-**Community Development** (Agenda Item)

Wendy Sugimura, Director



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# Background

- Board previously directed staff to return with this discussion both limited use and expansion to generally allow had been raised.
- This item initiates the policy discussion to understand the issue, identify options, frame public outreach, and provide direction to staff.
- Recommend the issue be brought to the Regional Planning Advisory Committees (RPACs) for community input.

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Residential Use of RVs

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#### **Definitions**

- "RV" generally used in this discussion to include recreational vehicles, mobile/tiny homes on a chassis, and camping trailers.
- Recreational Vehicles defined by HSC §18010 and are "designed for human habitation for recreational, emergency, or other occupancy. RVs are not intended for occupancy as a permanent dwelling."
- Tiny Homes on a vehicle chassis, considered dwellings and must meet building codes to be legally occupied.

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#### Historical Context

- Historically controversial policy issue
- Intent of current regulations:
  - Disincentivize widespread camping as a residential use
  - Incentivize structures subject to life safety standards (i.e., building codes)
  - Prevent impacts to residential and commercial areas such as noise and aesthetics.

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## Current RV Regulations

- As a primary residential use in designated RV parks and as farm labor housing in Agriculture (AG) land use designations (LUDs) – intended for wandering sheepherders.
- In all other LUDs, RVs may be <u>stored</u> if a primary use exists on the property.
- On vacant property, overnight RV use may be permitted by Director Review/Use Permit during construction of a main use for up to one year.
- Long-term temporary use may be permitted by Director Review in designated hazard zones.

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## Current RV Regulations

- Residential RV use may be permitted for extenuating circumstances, such as recovery from a disaster.
- State Law: Two or more RVs on a property may trigger permitting by HCD.
- Tiny homes built on a foundation are allowed in all LUDs where residences are allowed subject to building codes.

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## Discussion

- Residential RV use raised in response to the ongoing shortage of housing that is available and affordable to residents and the workforce.
- Policy Question Could residential RV use provide needed housing for the intended populations without causing unacceptable or unintended consequences?

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#### Benefits

- If property has been secured, RVs may provide a more affordable option for shelter.
- RVs may prevent homelessness and displacement.
- RVs may offer an option for businesses to provide (seasonal) onsite employee housing.

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#### Concerns

- Recreational vehicles are not subject to basic livability, health, and life-safety standards.
- Tiny homes on a chassis would need engineering and a seismic foundation to meet building codes, which may be cost prohibitive.
- Enforcement proliferation people tend to "do as they see."
- Likely to be treated as camping, despite being in residential or commercial areas.

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#### Concerns

- May encourage substandard living conditions.
- May disincentivize the construction of permanent structures meeting the building code.
- A program targeting prevention of homelessness and displacement would require significant investment.
- May be seasonal solution only due to inability to meet wind and snow loading.
- Visual, noise, etc. impacts to residential and commercial neighborhoods.
- Difficult to ensure the option is only available to the intended populations.

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# Option 1: Do Not Change Regulations

- Retain existing regulations.
- Focus on other programs to address housing needs:
  - Provide funding for construction of Accessory Dwelling Units (ADUs).
  - Encourage/rezone for additional RV parks: Planning could assist with redesignations, but new RV parks would require a private developer.
  - Construct safe parking areas.
  - Convert existing structures into the desired housing and manage it.

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## Option 2: Limited Residential Use

- Provides shelter options while limiting the potential impacts of widespread camping and focusing on workforce needs.
- Allow one RV on certain non-residential parcels with an existing business as workforce shelter.
  - Commercial, Mixed Use, Commercial Lodging, Rural Resort, Service Commercial, Multi-Family Residential-High
  - Other Land Use Designations can be considered

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## Option 2: Recommended Regulations

- Development standards must be met.
- Parking for one passenger vehicle.
- Utility hook ups (subject to building permit) and trash service.
- Secured immobilization device.
- No outdoor living areas all residential use contained in RV.
- Exterior lighting fully shielded, downward directed, not to exceed 3000K temperature.

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## Option 2: Recommended Regulations

- Maintain property in neat and orderly manner.
- Prohibit: generators (except for emergencies), accessory structures and attachments not sold with vehicle, fire pits.
- Limit to seasonal use (May-Oct) in high snow areas.
- Require Director Review permit with notice.
- Require property owner to sign indemnification.

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# Option 2: Other Potential Regulations

- Skirting
- Design Standards
- Screening
- Deed restrictions to ensure availability only to certain populations: income qualifications, requirement that resident/renter be an employee of a local/onsite business, would business owners qualify?

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# Option 3: Generally Allow RVs

- Likely to have more impacts related to general camping uses in residential and commercial areas.
- Enforcement issues will increase.
- Difficult to ensure those in need are the one benefitting, rather than being open to those who can afford to construct a compliant structure.

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# Option 3: Discussion Questions

- 1. In which Land Use Designations?
- 2. Allow on vacant parcels, or only with a primary use?
- 3. Seasonal use, require engineering, or other options for considering the safety issue of wind and snow loading?
- 4. Should deed restrictions of some type be required to limit availability to an intended population or situation?
- 5. Should an age limit on the vehicles be required?
- 6. Apply any of the regulations in Option 2?

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## Recommended Action

- Discuss the policy matter and provide initial direction to staff.
- Direct staff to conduct public outreach through the Regional Planning Advisory Committees (RPACs) and the Planning Commission, and return to the Board with the input for further discussion.

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