

WHATCOM COUNTY HEARING EXAMINER

RE: Zoning Conditional Use Permit) CUP2010-0003
Application for)
)
York Property Management, L.L.C.) FINDINGS OF FACT,
"Northwest Mobile Home Park") CONCLUSIONS OF LAW,
AND DECISION

SUMMARY OF APPLICATION AND DECISION

Application: The Applicant is requesting a Zoning Conditional Use Permit to expand the nonconforming use of Northwest Mobile Park to provide an additional 14 residential units, a gravel RV/storage area, and associated roadway and utility improvements within its existing developed footprint.

Decision: The requested Zoning Conditional Use Permit is approved, subject to conditions.

FINDINGS OF FACT

INTRODUCTION

The following Findings of Fact and Conclusions of Law are based upon consideration of the exhibits admitted and evidence presented at the public hearing.

I.

Applicant: York Property Management, L.L.C.

Property Address: 6688 Northwest Road
Ferndale, WA 98248

Legal Description: SE ¼ of Section 10, Township 39 North, Range 2 East, W.M.

Assessor's Parcel Number: 390210 330246

Zone: Agriculture

Comprehensive Plan: Agriculture

SEPA Review: Determination of Non Significance issued on May 12, 2010

Shoreline Designation: N/A

Fire District: No. 7

Water District: Well (Group A Water - Public)

Sewage Disposal: Onsite Sewage System

Neighboring Uses: North: Agriculture
South: Agriculture
East: Agriculture
West: Agriculture

AUTHORIZING ORDINANCES AND POLICY:

Whatcom County Comprehensive Land Use Plan
Whatcom County Code Chapter 15, Building Code
State Environmental Policy Act (SEPA). Washington Administrative Code Chapter 197-11
Whatcom County Code Chapter 16.16, Critical Areas
Whatcom County Code Title 20, Official Whatcom County Zoning Ordinance
Whatcom County Code Title 24, Health Regulations

Legal Notices: Posted – June 3, 2010
Mailed – June 2, 2010
Published – June 3, 2010

Hearing Date: June 16, 2010

Parties of Record:

York Property Management, L.L.C.
Attn: Mark Belles
4701 SW Admiral Way, #14
Seattle, WA 98116

WEB Engineering, LTD
Attn: Neil Latta
149 West Kellogg Road
Bellingham, WA 98226

Sanja Barisic
Division of Engineering

Brenda Wilson
Planning and Development Services

Exhibits:

- 1 Land Use Application
 - 1-1 Supplemental Application
 - 1-2 Agent Authorization
 - 1-3 Customer Receipt
 - 1-4 Statutory Warranty Deed
 - 1-5 Determination of Completeness, dated February 24, 2010
 - 1-6 Form Memo, Tech Committee, dated March 3, 2010
 - 1-7 Form Comment Letter, dated March 3, 2010
 - 1-8 PDS Instructions
 - 1-9 Property Owner Address List
 - 1-10 Project Description Form
 - 1-11 Preliminary Traffic & Concurrency Info
 - 1-12 Assessor's Record
 - 1-13 Revocable Encroachment Permit Application
 - 1-14 Hearing Examiner Checklist
- 2 Staff Report, dated June 4, 2010
- 3 Agency Comments
- 4 Comment Letters
- 5 Aerial Photo
- 6 Vicinity Map
- 7 Zoning Map
- 8 Site Plans
- 9 Preliminary Stormwater Proposal
- 10 SEPA Checklist
- 11 Legal Notice of Application, dated March 3, 2010
- 12 SEPA Notice, dated May 12, 2010
- 13 Certificate of Mailing of Notice of Public Hearing, dated June 2, 2010
- 14 Affidavit of Notice of Public Hearing, dated June 3, 2010

II.

The Land Use Services Division of Whatcom County Planning and Development Services recommended approval of the requested Zoning Conditional Use Permit, subject to conditions. The Findings of Fact and Conclusions of Law of the Division are set forth in a Staff Report, Exhibit #2, dated June 4, 2010, a copy of which is attached hereto and incorporated herein by this reference.

The Applicant indicated there were no factual inaccuracies in the Staff Report. The Applicant indicated no objection to any of the Conditions of Approval requested by Staff. There was no public comment on this matter at the public hearing. Written comments received by Staff were addressed in the Staff Report. The Hearing Examiner concurs with Staff's analysis.

III.

Any Conclusion of Law which is deemed a Finding of Fact is hereby adopted as such. Based on the foregoing Findings of Fact, now are entered the following

CONCLUSIONS OF LAW

I.

The proposed expansion of a nonconforming use in order to add 14-residential units within the existing developed footprint of the mobile home park can be approved if it is consistent with the Zoning Conditional Use Criteria of WCC 20.84.220 (2 through 8). Subject to the Conditions of Approval attached to the granting of this permit, the proposal is consistent with the Conditional Use Criteria. A Zoning Conditional Use Permit should be granted, subject to conditions.

II.

Any Finding of Fact deemed to be a Conclusion of Law is hereby adopted as such. Based on the foregoing Findings of Fact and Conclusions of Law, now is entered the following

DECISION

A Zoning Conditional Use Permit is hereby granted to York Property Management, L.L.C. for the proposed addition of 14 residential units, a gravel RV/storage area, and associated roadway and utility improvements within the existing developed footprint of "Northwest Mobile Home Park, to be located on Assessor's Parcel No.390210 330246, 6688 Northwest Road, Ferndale, Washington, subject to the following conditions:

1. The use and location on the site as approved by this permit shall not be amended or changed in any way without further approval of the Hearing Examiner.

2. The Applicant shall comply with the conditions of the Division of Engineering, memorandum, dated April 6, 2010; unless modified by the Division of Engineering or appealed to the appropriate agency.
3. The Applicant shall comply with the conditions of the Whatcom County Plans Examiner, memorandum, dated March 23, 2010; unless modified by the Plans Examiner or appealed to the appropriate agency.
4. The Applicant shall comply with the conditions of the Whatcom County Health Department, memorandum dated June 9, 2010; unless modified by the Health Department or appealed to the appropriate agency.
- 5) The Applicant shall obtain and complete the requirements for mobile home permits.
- 6) The Applicant shall obtain a Land Disturbance Permit for the proposed site development work.
7. The Applicant shall provide a scaled landscape plan at the time of building permit applications.
8. The Applicant shall provide a scaled parking plan at the time of building permit application.
9. Pursuant to WCC 20.80.355, all trash and/or garbage collection and storage areas must be screened from view from adjacent streets and properties using a solid fence or wall, a minimum of six feet high.
10. Should archaeological materials (e.g. shell midden, faunal remains, stone tools) or human remains be observed during project activities, all work in the immediate vicinity shall stop, and the area shall be secured. The State Office of Archaeology and Historic Preservation (360-586-3065) and the Lummi Nation Tribal Historic Preservation Office (360-384-2298) shall be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources is required.
11. The Applicant shall comply with the Mobile Home Park standards set forth in WCC20.80.950, (3) through (15):
 - (3) Mobile home parks shall provide storage area for boats, recreational vehicles and other large items. Recreational vehicle parks may provide such storage areas. Said storage areas shall be screened consistent with these standards.

- (4) Within a mobile home park, no mobile home, other major structure, or outdoor storage shall be located closer than 20 feet to the perimeter of the site.
- (5) Along the edges of mobile home parks, walls or vegetative screening shall be provided where needed to protect residents from undesirable views, lighting, noise or other off-site influences, or to protect occupants of adjoining property from potentially adverse influences within the mobile home park. In particular, extensive off-street parking areas and service areas for loading and unloading other than passenger vehicles, and for storage and collection of trash and garbage, shall be screened.
- (6) A 30-foot landscaped buffer area or screening composed of suitable native vegetation shall be placed around all common storage areas and at all perimeters of any recreational vehicle park. The purpose of said buffer is to protect on a year-round basis the adjacent property or roadways from unsightliness, visual distraction and/or noise impacts. The buffer area may be reduced where it can be demonstrated that alternative screening can adequately accomplish the purposes stated in this subsection. Perimeter buffers shall be supplemented by a fence or other device where trespass is a potential problem. No structures, development or other activities shall occur within any buffer areas; provided that, trails may be located within those buffer areas which are at least 50 feet in width.
- (7) There shall be landscaping developed consistent with WCC [20.80.300](#) within open areas of the mobile home park and recreational vehicle parks not otherwise used for park purposes. Such open areas and landscaping shall be continually and properly maintained.
- (8) Mobile homes and recreational vehicle parks shall keep 40 percent of the site free of buildings, structures, parking areas and other impervious surfaces.
- (9) An organization or individual with proper funding to maintain common facilities and operate the parks shall be provided.
- (10) On-site recreational amenities with at least one substantial facility serving the users of a park or identified area. Such substantial facilities may include tennis courts, children's play areas with equipment, or a swimming pool. The type and size of facility shall be appropriate to the type and amount of clientele being served.
- (11) Maximum length of stay in recreational vehicle parks shall not exceed 180 days for any one-year time period.
- (12) Interior roads within mobile home and recreational vehicle parks shall be private, unless the county engineer determines that the development of public roads is necessary.
- (13) For each mobile home space there shall be provided and maintained at least two parking spaces conforming with zoning ordinance requirements. In addition to

occupant parking, guest and service parking shall be provided within the boundaries of the park at a ratio of one parking space for each two mobile home spaces.

- (14) There shall be a minimum of 10 feet of separation maintained between all mobile homes on the site. Accessory structures may be located no closer than 10 feet to any mobile home or five feet to other accessory structures.
 - (15) Each rental space shall be numbered on the site plan and the number shall be prominently displayed on the site.
12. The Applicant shall complete construction or, if no construction is contemplated as a part of this permit, shall demonstrate compliance with all of the conditions of this permit within 24 (twenty-four) months of the date of the issuance of this decision. Failure to complete construction or demonstrate compliance shall result in the expiration of this permit. Substantial progress toward completion may satisfy the terms of this condition if approved by Whatcom County Planning & Development Services and the Hearing Examiner. The applicant or permit holder may apply for an extension for a term of up to one year upon a showing that substantial progress has been made toward completion or compliance. An extension shall be granted if the Hearing Examiner finds that the applicant or permit holder will suffer a substantial hardship if the extension is denied. The Hearing Examiner may grant an extension for any other good cause shown, in his discretion, but extraordinary circumstances must be shown to obtain an extension of more than one year. The Hearing Examiner shall obtain the comments of Whatcom County Planning & Development Services before granting any extension.

NOTICE

This approval is subject to all of the above-stated conditions. Failure to comply with them may be cause for its revocation. Complaints regarding a violation of the conditions of this permit should be filed with Whatcom County Planning and Development Services. The Hearing Examiner may not take any action to revoke this approval without further public hearing.

Violations of this title shall constitute Class I civil infractions pursuant to RCW 7.80.120. The maximum penalty and the default amount for such violations shall be consistent with Chapter 7.80.RCW.

NOTICE OF APPEAL PROCEDURES FROM FINAL DECISIONS OF THE WHATCOM COUNTY HEARING EXAMINER

This action of the Hearing Examiner is final. The following review procedure is available from this decision and may be taken by the Applicant, any party of record, or any County department.

Appeal to County Council. Within ten business days of the date of the decision a written notice of appeal may be filed with, and all required filing fees paid to, the Whatcom County

Council, Courthouse - 1st Floor, 311 Grand Avenue, Bellingham, WA 98225. The appeal notice must state either:

- 1) The specific error of law which is alleged, or
- 2) How the decision is clearly erroneous on the entire record.

More detailed information about appeal procedures is contained in the Official Zoning Ordinance at Section 20.92.600-.830. A copy of this document is available for review at the County Council Office. After an appeal has been filed and the Council office has received the hearing record and transcript of the public hearing, the parties will be notified of the time and date to file written arguments.

DATED this 16th day of June 2010.

Michael Bobbink, Hearing Examiner

June 4, 2010

WHATCOM COUNTY PLANNING AND DEVELOPMENT SERVICES

STAFF REPORT

The application of	CUP2010-00003
York Property Management, LLC	FINDINGS, CONCLUSIONS
For a Zoning	AND RECOMMENDATIONS
Conditional Use Permit	

I. SUMMARY OF APPLICATION AND RECOMMENDATIONS

Application: The applicant is requesting a zoning conditional use permit to expand the nonconforming use of Northwest Mobile Home Park in order to provide an additional 14 residential units, a gravel RV/storage area and associated roadway and utility improvements within the existing developed footprint of the Mobile Home Park.

Recommendation: Staff recommends approval of the request, subject to the attached conditions.

II. PRELIMINARY INFORMATION

Applicant: York Property Management, LLC (Mark Belles)

Applicant's Representative: WEB Engineering, LTD (Neil Latta, P.E.)

Property Address: 6688 Northwest Rd., Ferndale, WA. 98248

Legal Description: SE ¼ of Section 10, Township 39N., Range 2E., W.M.

Assessor's Parcel Number: 390210330246

Zone: Agriculture

Comprehensive Plan: Agriculture

SEPA Review: Determination of Non Significance issued on May 12, 2010

Shoreline Designation: N/A

Fire District: #7

Water District: Well (Group A Water – Public)

Sewage Disposal: On Site Sewage System

Neighboring uses: North: Agriculture
South: Agriculture
East: Agriculture
West: Agriculture

AUTHORIZING ORDINANCES AND POLICY:

1. Whatcom County Comprehensive Land Use Plan
2. Whatcom County Code Chapter 15, Building Code
3. State Environmental Policy Act (SEPA). Washington Administrative Code Chapter 197-11
4. Whatcom County Code Chapter 16.16, Critical Areas
5. Whatcom County Code Title 20, Official Whatcom County Zoning Ordinance
6. Whatcom County Code Title 24, Health Regulations

III. FINDINGS

Pursuant to WCC20.83.020(2): The expansion of a nonconforming use shall be approved if it is consistent with the applicable zoning regulations except the use restrictions and complies with WCC [20.84.220](#)(2) to (8). In summary, these criteria state that the proposal must: be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area, will not be hazardous or disturbing to existing or future neighboring uses, be serviced adequately by essential public facilities such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services, not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community, not involve uses, activities, processes, materials, equipment and property, or the general welfare by reasons of excessive production of traffic, noise, smoke, fumes, glare or odors, have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets, and not result in destruction, loss or damage of any natural, scenic or historic feature of major importance.

If applicable, conditions are established in order to ensure the criteria are satisfied and potential impacts are mitigated. These conditions are set forth in the Conditions of Approval Section of this report.

Zoning Review:

Building Setbacks: Pursuant to WCC20.80.210, the required front yard setback is 50 feet and the side and rear yard setbacks are 20 feet. A review of the site plan indicates the setback requirements are met.

Lot Coverage: Pursuant to WCC20.40.450, the maximum lot coverage is 25%. A review of the site plan indicates the proposed additional units together with the existing units will not exceed the 25% maximum lot coverage provision.

Landscaping: Landscaping shall be installed pursuant to WCC20.80.300. Prior to the issuance of a building permit a scaled landscape site plan shall be submitted to and approved by planning and development services.

Parking: Parking shall be installed pursuant to WCC20.80.580. Pursuant to WCC20.80.580(50) 2 parking spaces for each unit are required. Prior to the issuance of a building permit a scaled parking plan shall be submitted to and approved by planning and development services.

Lighting: Pursuant to WCC20.80.523; any lights used to illuminate a parking lot shall be so arranged as to direct the light away from the adjoining property and the public road.

Trash and storage areas: Pursuant to WCC20.80.355; all trash and/or garbage collection and storage areas must be screened from view from adjacent streets and properties using a solid fence or wall a minimum of six feet high.

Signage: New signage was not part of this application.

Conditional Use Criteria (WCC 20.84.220):

Before approving an application for a conditional use permit for the expansion of a nonconforming use, the hearing examiner shall ensure that it is consistent with the applicable zoning regulations except the use restrictions and complies with WCC20.84.220(2) to (8) and shall find adequate evidence showing that the proposed conditional use at the proposed location:

(2) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area:

Discussion:

Design and construction: The proposed site design for the location of the additional units, RV/storage area and associated improvements is appropriate and compatible in appearance with the existing use due to the fact that the existing developed footprint will not be expanded and therefore will not change the essential character of the area. The proposed improvements will enhance the appearance of the existing use.

Operation and maintenance: The owner will provide normal maintenance of the facility and will be operated in a manner consistent with the existing use.

Essential character: The proposed additional units will not change the existing character of the area because the footprint is not expanding and the visual impact of the additional units will not be evident from the road.

(3) Will not be hazardous or disturbing to existing or future neighboring uses?

Discussion:

The proposed additional units and improvements will not be hazardous or disturbing to existing or future neighboring uses. The project improvements will help to mitigate the current impact of the existing use due to the imposition of conditions through the conditional use review and permitting process.

(4) Will be serviced adequately by necessary public facilities such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:

Discussion:

The site is serviced adequately by necessary public facilities. Engineering Services has required a new drainage facility, additional right-of-way along the east side of Northwest Rd., sight distance improvements and a Revocable Encroachment Permit. Fire protection is provided by Fire District #7. Refuse disposal is provided by the private sector. Potable water is provided by the existing Group A Water System and the Whatcom County Health Department has required the system to meet DOH design approval and the verification that adequate water rights exist for the proposed expansion prior to the issuance of mobile home building permits. In addition, the Whatcom County Health Department has required on site sewage system permits prior to the issuance of mobile home building permits.

(5) Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community?

Discussion:

The proposed improvements will not create excessive additional requirements at public cost. The proposed project is an addition to existing private sector investment and will be a benefit to the economic welfare of the community due to the construction jobs generated in the community and the provision of low income housing.

(6) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reasons of excessive production of traffic, noise, smoke, fumes, glare or odors?

Discussion:

The activities associated with the project proposal will involve normal long term uses however will not be detrimental to persons, property, or the general welfare due to the conditions placed on the construction, and operation associated with the proposed expansion which will serve to mitigate potential impacts. No fumes or odors are anticipated as a result of this proposal.

(7) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets?

Discussion:

The Engineering Services Section of the Whatcom County Public Works Department has required the owner to obtain a Revocable Encroachment Permit, improvements to existing sight distance and additional right-of way along the east side of Northwest Rd.

The requirements that must be met in order for the permits to be issued and the improvements to be accomplished address the design criteria that must be satisfied in order to mitigate interference with traffic on surrounding public streets

(8) Will not result in the destruction, loss or damage of any natural, scenic or historic feature of major importance?

Discussion:

The proposed project will not result in the destruction, loss or damage of natural, scenic or historic feature of major importance.

IV. PUBLIC NOTICE AND COMMENT

Requirements for public notice are contained in WCC 2.33.

Notice of Application: The Notice of Application for this proposal was published on March 3, 2010. Notice was also mailed to property owners within 1000 feet of the site.

- Public Input: During the public comment period for the Notice of Application, the County received several public comments summarized as follows:

- 1) Water: The requirements of the Department of Health address the water concerns as previously stated in this report.
- 2) Traffic: Whatcom County Engineering Services has required improvements

which will serve to mitigate the impact of the additional traffic. These requirements are incorporated into the conditions section of this report.

3) Zoning: The proposal is an expansion of a non conforming use and meets the requirements of WCC20.83.020.

4) Landscaping: A landscape plan pursuant to WCC20.80.300 will be submitted at the time of building permit application which will improve the existing buffering and screening on the property.

5) Garbage: Pursuant to WCC20.80.355 all trash and/or garbage collection and storage areas must be screened from view from adjacent streets and properties using a solid fence or wall a minimum of six feet high.

Notice of Public Hearing: The Notice of Public Hearing for this project was posted on the site. The notice was included in a one-time newspaper publication.

V. STATE ENVIRONMENTAL POLICY ACT (SEPA)

A SEPA Determination of Non Significance was issued on May 12, 2010.

VI. AGENCY COMMENTS

Traffic, Drainage, and other Engineering Comments

Sanja Barasic of Whatcom County Public Works Department, Engineering Services provided comment on April 6, 2010. See attached memo for entry into the Hearing Examiner File as an exhibit and condition of approval.

Safety and Fire Comments

Police and fire protection for the site is provided by the Whatcom County Sheriff's Office and Fire District #4. No comments or concerns regarding this proposal were received from either agency.

Bill Hewett, Fire Inspector of the Whatcom County Fire Marshal's Office provided comment on March 3, 2010. See attached memo for entry into the Hearing Examiner File as an exhibit and condition of approval.

Health Department Comments

Kyle Dodd, Environmental Health, Whatcom County Health Department provided a final comment on June 9, 2010. See attached memo for entry into the Hearing Examiner File as an exhibit and condition of approval.

Building Services Comments

Curtis Metz, Whatcom County Plans Examiner provided comment on March 23, 2010.

See attached memo for entry into the Hearing Examiner File as an exhibit and condition of approval.

Critical Areas

Lyn Morgan Hill, Senior Planner, Natural Resources provided comment on March 2, 2010 which stated: "Based on our review of the proposal, critical areas staff have determined that there will be no wetland or habitat conservation area impacts as a result of this proposal."

VII. RECOMMENDATION

Planning and Development Services recommends approval of the Zoning Conditional Use Permit application subject to the following conditions:

Conditions are established to mitigate potential impacts and provide compatibility with existing, surrounding land uses.

VIII. CONDITIONS OF APPROVAL

- 1) The use and location on the site shall not be modified or changed in any way without further approval of the Whatcom County Hearing Examiner.
- 2) The applicant shall comply with the attached conditions of the Division of Engineering's memo dated April 6, 2010; unless modified by the Division of Engineering or appealed to the appropriate agency.
- 3) The applicant shall comply with the conditions of the attached Whatcom County Plans Examiner's memo dated March 23, 2010; unless modified by the Plans Examiner or appealed to the appropriate agency.
- 4) The applicant shall comply with the attached conditions of the Whatcom County Health Department memo dated June 9, 2010; unless modified by the Health Department or appealed to the appropriate agency.
- 5) The applicant shall obtain and complete the requirements for mobile home permits.
- 6) The applicant shall obtain Land Disturbance Permits for the proposed site development work.
- 6) The applicant shall provide a scaled landscape plan at the time of building permit applications.
- 7) The applicant shall provide a scaled parking plan at the time of building permit application.
- 8) Pursuant to WCC20.80.355; all trash and/or garbage collection and storage

areas must be screened from view from adjacent streets and properties using a solid fence or wall a minimum of six feet high.

9) Should archaeological materials (e.g. shell midden, faunal remains, stone tools) or human remains be observed during project activities, all work in the immediate vicinity shall stop, and the area shall be secured. The State Office of Archaeology and Historic Preservation (360-586-3065) and the Lummi Nation Tribal Historic Preservation Office (360-384-2298) shall be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources is required.

10) The applicant shall comply with the Mobile Home Park standards set forth in WCC20.80.950(3) through (15):

(3) Mobile home parks shall provide storage area for boats, recreational vehicles and other large items. Recreational vehicle parks may provide such storage areas. Said storage areas shall be screened consistent with these standards.

(4) Within a mobile home park, no mobile home, other major structure, or outdoor storage shall be located closer than 20 feet to the perimeter of the site.

(5) Along the edges of mobile home parks, walls or vegetative screening shall be provided where needed to protect residents from undesirable views, lighting, noise or other off-site influences, or to protect occupants of adjoining property from potentially adverse influences within the mobile home park. In particular, extensive off-street parking areas and service areas for loading and unloading other than passenger vehicles, and for storage and collection of trash and garbage, shall be screened.

(6) A 30-foot landscaped buffer area or screening composed of suitable native vegetation shall be placed around all common storage areas and at all perimeters of any recreational vehicle park. The purpose of said buffer is to protect on a year-round basis the adjacent property or roadways from unsightliness, visual distraction and/or noise impacts. The buffer area may be reduced where it can be demonstrated that alternative screening can adequately accomplish the purposes stated in this subsection. Perimeter buffers shall be supplemented by a fence or other device where trespass is a potential problem. No structures, development or other activities shall occur within any buffer areas; provided, that trails may be located within those buffer areas which are at least 50 feet in width.

(7) There shall be landscaping developed consistent with WCC [20.80.300](#) within open areas of the mobile home park and recreational vehicle parks not otherwise used for park purposes. Such open areas and landscaping shall be continually and properly maintained.

(8) Mobile homes and recreational vehicle parks shall keep 40 percent of the site free of buildings, structures, parking areas and other impervious surfaces.

(9) An organization or individual with proper funding to maintain common facilities and operate the parks shall be provided.

(10) On-site recreational amenities with at least one substantial facility serving the users of a park or identified area. Such substantial facilities may include tennis courts, children's play areas with equipment, or a swimming pool. The type and size of facility shall be appropriate to the type and amount of clientele being served.

(11) Maximum length of stay in recreational vehicle parks shall not exceed 180 days for any one-year time period.

(12) Interior roads within mobile home and recreational vehicle parks shall be private, unless the county engineer determines that the development of public roads is necessary.

(13) For each mobile home space there shall be provided and maintained at least two parking spaces conforming with zoning ordinance requirements. In addition to occupant parking, guest and service parking shall be provided within the boundaries of the park at a ratio of one parking space for each two mobile home spaces.

(14) There shall be a minimum of 10 feet of separation maintained between all mobile homes on the site. Accessory structures may be located no closer than 10 feet to any mobile home or five feet to other accessory structures.

(15) Each rental space shall be numbered on the site plan and the number shall be prominently displayed on the site.

Report prepared in coordination with the Technical Review Committee by:

Brenda Wilson
Senior Planner