

# City of Tenino

149 Hodgen Street South

Tenino, WA 98589

## Planning Commission Meeting

Wednesday, November 09, 2022 at 6:00 PM

### Agenda

#### CALL TO ORDER

#### HOUSEKEEPING

1. Agenda approval of the 11/9/2022 Planning Meeting

**Recommended Action:** Motion to approve the agenda as presented.

- [2.](#) Minutes of the regular Planning Commission meeting.

**Recommended action:** Move to approve the 10/5/2022 public hearing meeting minutes.

#### PUBLIC COMMENT

#### REPORTS

#### PUBLIC HEARINGS

#### UNFINISHED BUSINESS

- [3.](#) RV Ordinance, Discuss City Attorney recommendations.

**Recommended Action:** None

#### NEW BUSINESS

#### ADJOURN

2.

**File Attachments for Item:**

2. Minutes of the regular Planning Commission meeting.

**Recommended action:** Move to approve the 10/5/2022 public hearing meeting minutes.

**Planning Commission Public Hearing  
Wednesday, October 05, 2022**

**Minutes**

**CALL TO ORDER**

**PRESENT**

Commissioner William Rutherford  
Commissioner Cory Mounts  
Commissioner Alex Murray  
Commissioner Dave Watterson

**ABSENT**

Commissioner Erin Konrady

**HOUSEKEEPING**

- 1. Agenda for the Special Public Hearing Meeting of the 10/05/22.

**Recommended Action:** Motion to approve the agenda as presented.

Motion made by Commissioner Watterson, Seconded by Commissioner Murray.  
Voting Yea: Commissioner Rutherford, Commissioner Mounts, Commissioner Murray,  
Commissioner Watterson

- 2. Meeting Minutes 09/21/2022

**Recommended Action:** Review and approved minutes from 09/21/2022 Meeting.

Motion made by Commissioner Watterson, Seconded by Commissioner Mounts.  
Voting Yea: Commissioner Rutherford, Commissioner Mounts, Commissioner Murray,  
Commissioner Watterson

**PUBLIC COMMENT**

None

**REPORTS**

None

**PUBLIC HEARINGS**

- 3. Preliminary Plat for Tenino Agricultural Park, a request to subdivide a city owned 20.07-acre parcel zoned Public/Semi-Public into five lots, 1 housing the existing wastewater treatment plant and 4 for future development. Also included are tracts for storm drainage and shared access/parking.

Staff Report given by Ryan Patrick Shea. See Attached documents.

Motion to approve Platt as presented.

Motion made by Commissioner Rutherford, Seconded by Commissioner Watterson.

Voting Yea: Commissioner Rutherford, Commissioner Mounts, Commissioner Murray,  
Commissioner Watterson

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**ADJOURN**

Meeting Adjourned 7:05pm

**File Attachments for Item:**

3. RV Ordinance, Discuss City Attorney recommendations.

**Recommended Action:** None

After looking into a few issues, if the City decides to move forward with an ordinance, these are suggestions that should be considered prior to approval of an ordinance:

- Does it make sense to define RV or travel trailer? It may not be essential to do so—without a specific definition a court would look at the commonly understood meaning of the terms. Does the City want to impose size/dimensional requirements or limitations?
- Might be good to be clearer about the types of zones in which temporary occupancy is allowed. Currently, the draft says “permitted in all appropriate zones when in compliance with the following...”
- Its not clear to me whether a city can say it will only issue a permit if it has staff time to review the application (section 3). It seems like there is some uncertainty as to whether it will be a pilot project or a permanent regulation. I am not sure if this type of permit will give rise to vested rights upon filing a complete application, but I would come up with a different way to preserve the ability to limit the number of permits issued.

If you decide to move forward, you might draft changes based on the foregoing or I can do so.

Rick

ORDINANCE \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF TENINO,  
WASHINGTON, ADDING CHAPTER [fill in],  
RECREATIONAL VEHICLE AND TRAVEL TRAILER  
TEMPORARY OCCUPANCY, TO THE TENINO  
MUNICIPAL CODE**

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**WHEREAS**, a recreational vehicle or travel trailer (collectively “RV”) located in a residential lot within the City of Tenino for conditional temporary occupancy is beneficial to residents who may need family or friends nearby for to assist with safety and care, who have family or friends in the process of relocating, and for various other reasons; and

**WHEREAS**, the City currently allows under TMC 108.40.140 for temporary stays in permitted RV parks; and

**WHEREAS**, the City must balance the benefits of temporary RV occupancy on residential lots with problems that may be associated with unrestricted occupancy.

**NOW THEREFORE, the City Council of the City of Tenino, Washington, do ordain as follows:**

**Section I.** It is the intention of the City Council, and it is hereby ordained, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Tenino, Washington, and the section of the code and this ordinance may be renumbered to accomplish that intention.

**Section II.** A new chapter numbered \_\_\_\_\_, and titled “Temporary Occupancy of Recreational Vehicles on Residential Lots,” shall be added to the Tenino Municipal Code as described in Exhibit A attached hereto, made part hereof, and incorporated herein by reference.

**Section III.** This Ordinance shall become effective five (5) days after publication as required by law.

**Adopted** by the Tenino City Council and approved by its Mayor this \_\_\_\_\_ day of August, 2022.

\_\_\_\_\_  
Wayne Fournier, Mayor

Attest:

\_\_\_\_\_  
Jen Scharber, Acting Clerk/Treasurer

First reading: [date]  
Second reading: [date]

Approved as to Form:

\_\_\_\_\_  
Richard L. Hughes, City Attorney



### Temporary Occupancy of Recreational Vehicle or Travel Trailer

A recreational ~~v~~ehicle (RV) or ~~t~~ravel ~~t~~railer located on a residential lot of record may be temporarily occupied for a time period of 120 days subject to compliance with the standards set forth in this Section. Recreational vehicles, travel trailers or tents located within a recreational vehicle park or other public areas are ~~not~~ subject to other standards set forth in ~~this section~~the Tenino Municipal Code, or as established by City Staff consistent with the Tenino Municipal Code.

1. Temporary occupancy of a recreational vehicle or travel trailer is permitted in all appropriate zones when in compliance with the following:
  - A. Within the city limits, only a recreational vehicle or travel trailer located on a lot developed with a principal dwelling unit or dwelling under construction or remodel may be occupied for the temporary time of up to 120-60 days, and be renewed up to an additional 60 days, as determined by the City without submission of another permit application. Occupancy of RVs or travel trailers on developed residential property of less than 30 consecutive days within a 120-day period do not need City approval.
  - ~~B. Recreational vehicles or travel trailers shall be in good working order and maintained such that their appearance is not unsightly as determined by the City in such a condition as to provide for safe and effective use and not be more than 10 years old.~~
  - ~~C. A recreational vehicle or travel trailer parked on a public right of way or easement shall not be occupied.~~
  - D. Recreational vehicles or travel trailers shall have access to adequate power and water at the site. In addition, *through the permitting process, methods of wastewater disposal shall be established.* If connection to the City sewer system is established through an approved connection, the property owner will be charged \$25.00 per month on the utility customer's utility bill. No grey or black water shall be discharged on the property. Any evidence of such will cause immediate revocation of the temporary occupancy permit. The utility customer will be responsible for any unpaid charges as a result of occupancy of an RV or trailer on the corresponding residential property.
  - ~~E.~~
  - E. No generators are allowed to power the recreational vehicle or travel trailer under this permit.
  - F. Garbage and sanitation shall be disposed of in a manner approved by the City.
  - G. Recreational vehicles or travel trailers shall only be placed in side yards or back yards of the lot instead of the front of a residence. Where a house exists on the neighboring

**Commented [RH1]:** Excluding 30 day periods should reduce the administrative burden for the city.  
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**Commented [RH2]:** I don't think you want to have this here. There may be Boise decision implications.  
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property, a minimum of 10' clearance shall be maintained from the property lines. Establishment of use ~~can not~~ cannot impact neighboring properties. All City standards related to a ~~single family~~ single-family dwelling shall apply unless specifically changed here. A maximum of 1 RV or trailer is allowed per lot.

G.H. At the discretion of the City, temporary occupancy of an RV or travel trailer shall include a site plan or map showing proposed placement of the RV or travel trailer on the property.

a. All proposals for temporary occupancy of RV or travel trailer within City limits shall include a site plan showing proposed placement of RV or travel trailer on parcel.

I.J. A recreational vehicle or travel trailer may be occupied for up to 14 days per year without a temporary use permit.

~~2. The purpose of this ordinance is to provide a means for the City to regulate the use, parking, storage, abandonment of RV's and travel trailers, or any other section generally.~~

~~3. This ordinance will expire 1 year from time of adoption unless extended by the City Council. During this period there will only be 10 permits allowed at any one time. City staff will have discretion to limit the number of permits for occupancy issued as described herein based on the City's financial and staffing capacity.~~

4. Violation of a temporary occupancy permit shall be punishable as a class 1 civil infraction pursuant RCW 7.80.120, in addition to other civil penalties that may be applicable to such violation, such as for vehicle abandonment.