

To: Planning Commission
From: Planning Staff
Date: 3/15/2023 (for 3/22/2023 Work Session)
Re: Temporary Recreational Vehicle on Rural Residential Lands



Context

Previous work sessions have covered the impetus for the Temporary Recreation Vehicle allowance, the current Crook County Code regarding temporary RV use, direction from Planning Commissioners, Staff, other State Agencies. Staff has been directed to bring draft code language with possible conditions of approval.

Tonight's work session includes discussion of Senate Bill 1013, with notes as to the specifics of the bill, Deschutes County's response and comments regarding the bill, and draft language for Crook County. The draft language is representative of what was heard from the Planning Commission and may need to be revised if SB 1013 moves forward.

I. Senate Bill 1013

SB 1013 and SB 1013 Notes

II. KBND – news

<https://kbnd.com/kbnd-news/local-news-feed/679690>

III. Crook County Language

18.132.080 Recreational vehicle on an individual lot.

(1) An RV may only be stored or placed on a lot or parcel, but not lived in or used as a dwelling, if there is also a permitted dwelling, as defined in Chapter 18.08 CCC, on the same parcel or lot, except:

- a) In the county's residential zones, excluding the SR-1 (suburban residential) zone, an individual may stay in a self-contained RV on a parcel or lot owned by the individual for up to 60 days in a 90-day period but all wastewater must be properly disposed of in an approved septic system or dumping station;
- b) An RV may be placed on a lot for which a valid building permit is issued for a residence. The RV may be occupied for no more than one year; or
- c) In the county's residential zones, excluding the SR-1 (suburban residential) zone, an individual may stay in a self-contained RV on a parcel or lot owned by the individual for more than 60 days but less than six months upon issuance of a temporary use permit by the Crook County community development department. All necessary permits shall be obtained from the building, environmental health and planning departments. An RV used as a temporary dwelling shall meet setback requirements. This provision does not apply in subdivisions where the use of recreational vehicles as temporary or seasonal dwellings is limited by or prohibited by covenants, conditions

and restrictions (CCRs) or other homeowner association agreements. (Ord. 314 § 1 (Att. A), 2019; Ord. 280 § 16 (Exh. P), 2015; Ord. 18 § 4.230, 2003)

- d) The property owner may authorize an individual to stay in a self-contained RV on a parcel or lot which has an approved dwelling for up to two years upon issuance of a temporary use permit by the Crook County Community Development Department.
 - a. Temporary rule, to expire after 10 years unless affirmatively renewed by County Court.

IV. Potential Conditions of Approval:

The property must have an approved dwelling.

The RV must be connected to the existing septic system and approved with an authorization by the Crook County Sanitarian.

A Temporary RV Permit is only valid for (1) Recreational Vehicle.

The RV cannot be placed and occupied in an enclosed structure.

No structural additions to the Recreational Vehicle are allowed.

Placement of the RV shall be indicated on the plot plan and meet all setback requirements.

Minimum Setbacks: Front: _____ Side: _____ Rear: _____

The RV shall have no accumulation of outside storage or solid waste collection.

One additional off-street parking space for use by the occupant/s shall be identified on the site plan.

Upon expiration of the permit, the RV must be removed, unless the RV is registered to the property owner.

This permit approval does not consider any CCR's on private property. It is the responsibility of the property owner to comply with any CCR's that this property may be subject to.

All necessary permits must be obtained from the Crook County Development Department.

This is a temporary permit that allows placement of a recreational vehicle on the property for up to 24 months. This permit expires on: _____.

V. Next Steps

1. Direct staff to move forward with the amended code language.
2. Direct staff to not move forward with amended code language and retain current language.
3. Direct staff to retain the proposed language and wait for SB 1013 determination then return for another work session with revisions, additional information and further the discussion.