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# SKAMANIA COUNTY PLANNING COMMISSION

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## AGENDA

**Tuesday, September 18, 2018 @ 6:00 PM**

SKAMANIA COUNTY COURTHOUSE ANNEX, LOWER MEETING ROOM  
170 NW VANCOUVER AVENUE, STEVENSON, WA 98648

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**I. CALL TO ORDER**

**II. ROLL CALL**

**III. AGENDA ITEMS**

1. Approval of minutes from the September 4, 2018, Planning Commission Meeting.
2. PUBLIC WORKSHOP to discuss possible zoning text amendments regarding temporary dwelling units and recreational vehicle occupancy.

**IV. PLANNING COMMISSION BUSINESS**

**V. ADJOURN**



# Skamania County Planning Commission

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## PLANNING COMMISSION MEETING MINUTES

**Tuesday, September 4, 2018**  
**Skamania County Annex**  
**170 N Vancouver Avenue**  
**Stevenson, WA 98648**

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Planning Commission Members:  
Present:  
John Prescott, Cyndi Soliz  
Dee Bajema, Tony Coates  
Cliff Nutting

Community Development Department Staff  
Present:  
Alan Peters, Mike Beck  
Teri Wyckoff

Absent: Lesley Haskell, Paul Hendricks

### AUDIENCE

See attached sign-in sheet.

### PROCEEDINGS

Meeting was called to order at 6:00 P.M. by Vice Chair, John Prescott  
Quorum was met.

### AGENDA ITEMS

1. Approve Minutes from the July 17, 2018 meeting.
    - a. Motion was made by Cliff Nutting and seconded by Dee Bajema to approve the Minutes of the July 17, 2018 meeting. Motion passed 5-0.
  2. Public Workshop to discuss possible zoning text amendments regarding temporary dwelling units and recreational vehicle occupancy.
    - a. Alan Peters, Assistant Planning Director, presented an overview of the existing regulations regarding RV occupancy and "tiny homes" throughout the County and presented three recommendations to the Planning Commission.
      - i. Define "tiny home".
      - ii. Allow park model RVs (PMRVs) to be used as temporary dwellings.
      - iii. Expand opportunities for RVs (except PMRVs) to be used as temporary dwellings.
    - b. After further discussion, the Planning Commission requested Planning Staff to continue to research other governmental agencies, incorporate any pertinent
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information into a draft to be presented at the next meeting for further discussion.

3. Planning Commission Business.

- a. Planning Commission meeting to further discuss Temporary Dwelling Units and RV Occupancy will take place on Tuesday, September 18, 2018.
- b. Board of County Commissioners will hold a hearing to consider the Planning Commission recommendation of the proposed rezoning of Unmapped lands in the Stabler/Carson area including amendments to the Comprehensive Plan, Comprehensive Plan Map, Zoning Code and Zoning Map on September 25, 2018.
- c. Planning Commission will hold a Workshop on Tuesday, October 2, 2018, to kick off review of Unmapped lands in the North Bonneville area.

4. MEETING ADJOURNED at 7:13 PM

**ATTEST**

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Planning Commission Chair

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Secretary



# Skamania County

## Community Development Department

**Building/Fire Marshal • Environmental Health • Planning**

Skamania County Courthouse Annex

Post Office Box 1009

Stevenson, Washington 98648

Phone: 509-427-3900 Inspection Line: 509-427-3922

**TO:** Skamania County Planning Commission  
**FROM:** Alan Peters, Assistant Planning Director  
**DATE:** September 12, 2018  
**RE:** Temporary Dwelling/RV Occupancy Workshop

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The Planning Commission's September 18, 2018, meeting will be a workshop continuing discussion of temporary dwellings/RV occupancy. Staff will provide a revised draft of zoning text amendments at the workshop for discussion.

I did hear back from the City of Portland regarding their RV occupancy guidelines. I've attached a copy of these guidelines and their response.



Commissioner Chloe Eudaly  
City of Portland

## Commissioner Eudaly Statement Regarding Tiny Home and RV Enforcement 10/16/17

In response to the passage of new legislation and requests from the community, BDS staff will de-prioritize enforcement against tiny homes and begin work on developing code language to permanently allow tiny homes in conformance with recently passed HB 2737 and will de-prioritize enforcement against sleeping in Tiny Homes and RVs on private property throughout the housing emergency. Commissioner Eudaly said, "Housing is a basic need and a human right. We have failed to keep up with demand for affordable housing for decades. As the City Commissioner with responsibility for the Bureau of Development Services, which enforces local building codes, I have asked the bureau to de-prioritize enforcement against tiny homes and people sleeping in RVs parked on private property effective immediately."

BDS staff will use the following guidelines to continue to uphold safety and health standards aimed at protecting occupants of tiny homes and RVs as well as residents and neighbors:

### Parking lots of non-residential occupied structures (religious institution, place of worship, business, or public entity)

- Property owner may grant permission for up to three vehicles (vehicle, motorhome, camper trailer, etc.) for sleeping

### Properties with Single Family Structures or Duplexes

- Property owner and tenant may grant permission for one vehicle for sleeping.
- Vehicles must be located in legal parking areas on the property (Zoning requirements)

### General requirements for all overnight sleeping arrangements

#### Sanitation

- Property owner shall make available sanitary facilities.
- Options include using sanitary facilities within the structure, pumping holding tanks off-site or having vendor pump out holding tank, or permitting and installing a legal sanitary dump station on site.
- Portable toilets (with ongoing service and maintenance) are only allowed at non-residential properties.

#### Electrical

- Property owner shall make available electrical connections.
- Options include extension cords from an approved outlet in the home or permitting and installing a pedestal for plug in.
- No hard connections are allowed.
- Use of generators is not allowed
- Property owner shall subscribe to and pay for garbage, recycling, and composting service.
- City may enforce Title 29.50.050 if it determines that the camping activity on the property constitutes a nuisance or other threat to the public welfare.

# Commissioner Eudaly authorized the deprioritization of enforcement on Title 29.50.050 Illegal Residential Occupancy.

## What Title is being deprioritized:

“Title 29.50.050

*When a property has an illegal residential occupancy, including but not limited to occupancy of tents, campers, motor homes, recreational vehicles, or other structures or spaces not intended for permanent residential use or occupancy of spaces constructed or converted without permit, the use shall be abated or the structure brought into compliance with the present regulations for a building of the same occupancy.”*

## Why Deprioritization of Enforcement of Illegal Residential Occupancy for Tiny Homes & RVs

- Offer creative solutions to affordable housing creation
- Benefit responsible tiny home and RV owners
- Provide safe and sanitary housing for individuals in need

## What’s this change for sanitation standards in the city?

- Tiny homes and RVs must meet existing legal dwelling unit standards regarding sanitation, waste disposal, and safe access to grounded utilities.
- Enforcement of existing sanitation for legal dwelling units will continue unchanged.
- Community of tiny homes and RV residents is anecdotally small so sanitation needs are minimal.

## What about insurance coverage?

- We expect home owners to ask their individual insurance providers for information on how additions or changes to their property affects their coverage.

## What about the noise from the Tiny Home and RV communities?

- existing enforcement regarding current noise ordinances will continue to be prioritized. generators for these homes will not be allowed

For further clarity: The Bureau of Development Services and their staff will use the following guidelines to continue to uphold safety and health standards aimed at protecting occupants of tiny homes and RVs as well as residents and neighbors:

## Where:

**For residential:** Parking lots of non-residential occupied structures (religious institution, place of worship, business, or public entity)

Parking lots of non-residential occupied structures (religious institution, place of worship, business, or public entity)

- Property owner may grant permission for up to three vehicles (vehicle, motorhome, camper trailer, etc.) for sleeping

## Who:

Properties with Single Family Structures or Duplexes

- Property owner and tenant may grant permission for one vehicle for sleeping.
- Vehicles must be located in legal parking areas on the property (Zoning requirements)

## When / how:

General requirements for all overnight sleeping arrangements

- Property owner shall make available sanitary facilities.
- Property owner shall make available electrical connections.
- Options include extension cords from an approved outlet in the home or permitting and installing a pedestal for plug in.
- No hard connections are allowed.
- Use of generators is not allowed
- Property owner shall subscribe to and pay for garbage, recycling, and composting service.
- City may enforce Title 29.50.050 if it determines that the camping activity on the property constitutes a nuisance or other threat to the public welfare.
- Options include using sanitary facilities within the structure, pumping holding tanks off-site or having vendor pump out holding tank, or permitting and installing a legal sanitary dump station on site.
- Portable toilets (with ongoing service and maintenance) are only allowed at non-residential properties.

Commissioner Eudaly authorized the deprioritization of enforcement  
on  
Title 29.50.050 Illegal Residential Occupancy.

What the electrical requirements of Tiny Homes and RVs are:

- Property owner shall make available electrical connections.
- Options include extension cords from an approved outlet in the home or permitting and installing a pedestal for plug in.
- No hard connections are allowed.
- Use of generators is not allowed
- Property owner shall subscribe to and pay for garbage, recycling, and composting service.
- City may enforce Title 29.50.050 if it determines that the camping activity on the property constitutes a nuisance or other threat to the public welfare.





## Helpful safety tips

- Create as much fire separation distance as possible between the dwelling and the occupied vehicle.
- Keep three feet between electric space heaters and belongings.
- Don't smoke inside vehicles.
- Install and maintain fire extinguishers, smoke detectors and carbon monoxide detectors.
- Make sure propane tanks are in proper working order. Store tanks outside of the living space.
- Sewer gases can be harmful to health. If holding tanks are being used, have them serviced regularly. Check for leaks along the outside of the tank and at fittings.
- Fresh water supply tanks should be disinfected regularly and filtered before drinking.



## Be a good neighbor

- Be courteous with off-street parking.
- Keep noise levels down, especially at night and in outdoor areas.
- Make sure vehicles are parked legally.
- Property owners should establish clear rules for renters.
- Look after pets and clean up behind them.



## Complaints

If the city receives a complaint and verifies that any of the requirements listed are not being met, citations will be issued. Property owners will have 30 days to comply. Monthly enforcement fees will be assessed if violations are not corrected.



**Please call (503) 823-2633 to report a concern about camping on private property.**

**Call (503) 823-4000 to report occupied vehicles in the street.**



**Translation services are available upon request | Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Письменный и устный перевод | 翻訳または通訳 | Traducere sau Interpretare | 번역 및 통역 | Письмовий або усний переклад | Turjumida ama Fasiraadda | الترجمة التحريرية أو الشفوية | ການແປພາສາ ຫຼື ການອະທິບາຍ**

## Other resources

**Utility assistance and housing referrals: 2-1-1**  
**Linking property owners needing roommates with home-seekers:**

Metro Home Share  
(971) 271-5195

**Home repair assistance:**  
Reach Community Development  
(503) 231-0682

**Free mediation of neighborhood conflict:**  
Resolutions Northwest  
(503) 595-4890

## GUIDELINES FOR OCCUPIED RVS AND TINY HOMES ON WHEELS ON PRIVATE PROPERTY



“Housing is a basic need and a human right. I have asked the Bureau to de-prioritize enforcement against tiny homes on wheels and people sleeping in RVs parked on private property.”

*-City Commissioner Chloe Eudaly*

## Inside you will find the requirements for:

1. Number and type of vehicles allowed
2. Parking
3. Sanitation
4. Electricity
5. Length of stay



**Bureau of  
Development  
Services** FROM CONCEPT  
TO CONSTRUCTION

You may have an occupied RV or tiny home on wheels on private property if you meet the following requirements:



### 1. NUMBER AND TYPE OF VEHICLES ALLOWED

- Commercial properties: up to three vehicles.
- Single family or duplex residential properties: one vehicle maximum.
- Multi-family apartment buildings and vacant lots: no occupied vehicles allowed.
- Occupied vehicles must be designed for temporary living.



### 3. SANITATION

- Sanitary facilities must be available at the site.
- The owner of the property may allow access to the permanent facilities inside the dwelling.
- Waste water of any kind may not be disposed of on the ground or into existing drains or sewer lines.
- Mobile or off-site pumping services must be employed if a holding tank is used.
- Greywater systems that release waste water from sinks or showers to disperse underground may be installed with a plumbing permit.
- Holding tanks may not be emptied via temporary piping to existing on-site sanitary sewer systems. Permanent dump stations may be installed on property with a plumbing permit.
- Portable toilets may be used on commercial property in parking lots only.

The owner of the property must subscribe to and pay for garbage, recycling and composting services.

### 4. ELECTRICITY



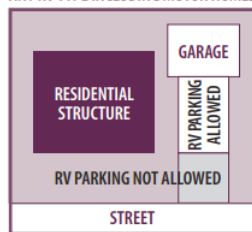
- Generators are not allowed.
- Extension cords can be used to connect to a properly rated and approved receptacle outlet.
- Extension cords should be adequately protected where they are subject to physical damage such as in driveways and walkways.
- Vehicles may not be hard-wired to electrical service.
- Permanent electrical service “pedestals” for an exterior receptacle outlet may be installed with an electrical permit.

### 2. PARKING

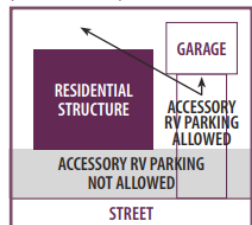


- The property must have a legal location to park the occupied vehicle.
- If motorized, the vehicle must be parked on a paved surface.
- If non-motorized, the vehicle may be parked on unpaved surfaces.
- RVs and tiny homes on wheels must be parked behind the front façade of the dwelling.
- Call Planning and Zoning at (503) 823-7526 to confirm legal locations to park on your property.
- Vehicles parked in the street may not be occupied.

ANY RV TYPE INCLUDING MOTOR HOMES



ACCESSORY RECREATIONAL VEHICLES (NON-MOTORIZED) ONLY



### 5. LENGTH OF STAY



- Rentals of less than 30 days are not allowed in RVs and tiny homes.

Plumbing and electrical permits may be obtained at the BDS Development Services Center 1900 SW 4th Ave Portland, OR 97201 [www.portlandoregon.gov/bds/](http://www.portlandoregon.gov/bds/)



For more information, contact BDS at (503) 823-2633



Bureau of Development Services FROM CONCEPT TO CONSTRUCTION

## Alan Peters

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**From:** Greenauer, Megan <Megan.Greenauer@portlandoregon.gov>  
**Sent:** Wednesday, September 5, 2018 2:50 PM  
**To:** Alan Peters  
**Cc:** Salazar, Elysabeth  
**Subject:** Portland's RV and Tiny Home De-prioritization policy

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Alan,

Your request for information about the RV and Tiny home on private property de-prioritization policy came to me, as the author of the policy.

This is indeed a policy, the rules of which are represented by the customer-facing brochure you provided the link to in your original email.

We do still have code language that disallows occupying RVs and tiny homes on wheels on private property, which enables us to enact that code for properties that demonstrate an unwillingness to follow the prescribed rules.

As far as I know, there is no initiative to remove the existing code language or to amend it.

This is intended to be a temporary de-prioritization to address the housing crisis, but there is no set expiration date for this policy.

Let me know if you have additional questions.

We have experienced fewer issues related to the policy than expected, so we don't have any plans in the works to make changes.

Cheers,

***Megan Greenauer, Housing Inspections Supervisor***

Enforcement Program, Bureau of Development Services

City of Portland

1900 SW Fourth Avenue, Suite 5000

Portland, OR 97201

*Pronouns: she/her*

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