

Recreational Vehicles (RVs) in Warrenton

A REVIEW OF THE CURRENT ISSUES

June 22, 2021

Chief Mathew Workman



Scope of the Issue



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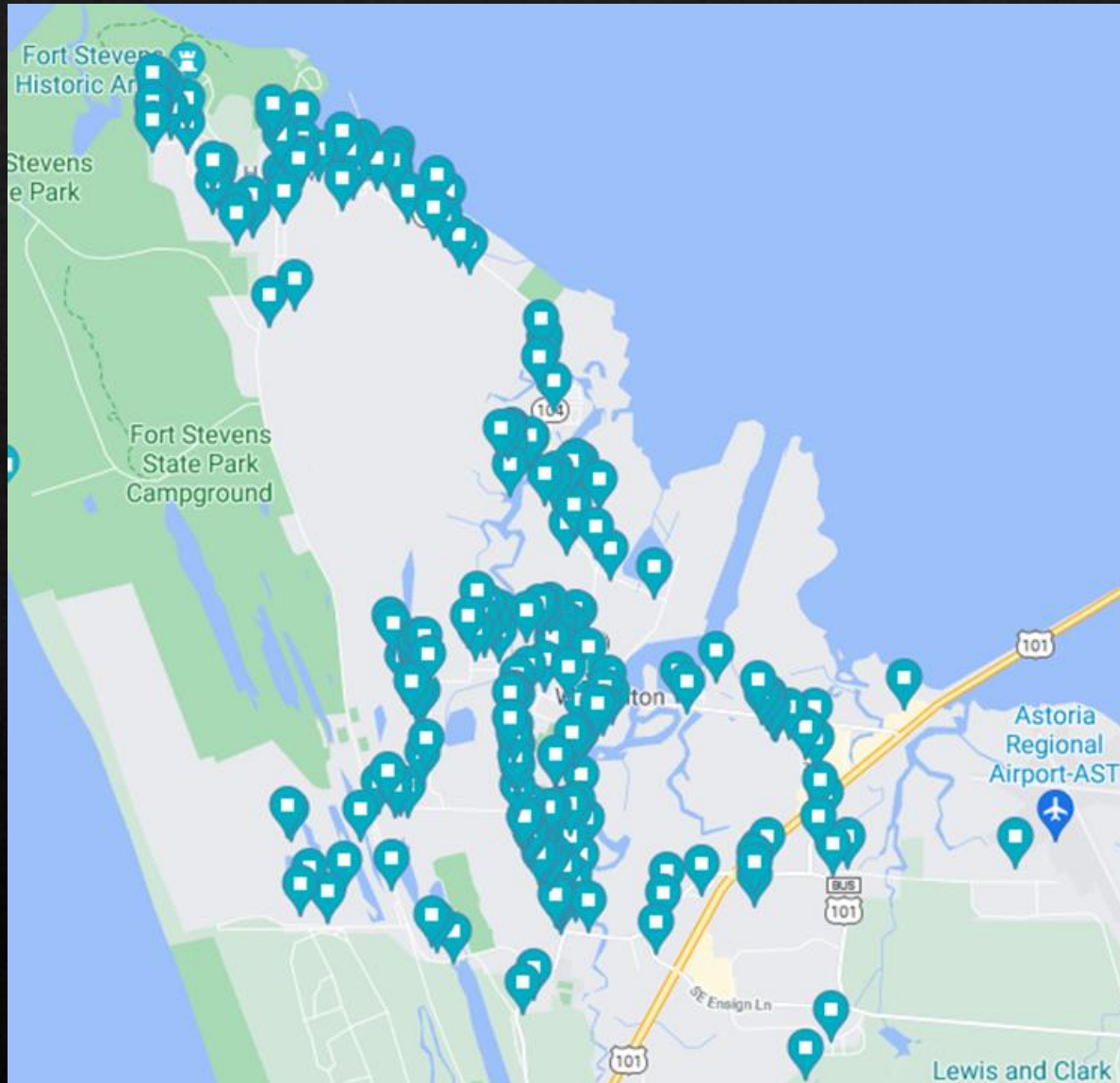
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RV Inventory

256 RVs on Public & Private Property

- “Stored” = 161
- “Living In” = 52
- “Unknown” = 43





Review of Current Code

There are four (4) Chapters that mention or regulate RVs

- 3.04 Transient Room Tax
- 10.16 Recreational Vehicle Parking
- 12.28 Camping
- 16 Development Code





Current Code *Can & Can't Do*

Store an RV on Private Property?

- Yes, there are currently no specific restriction unless the storage creates a hazard such as a vision obstruction for traffic or create another type of safety hazard.



Current Code *Can & Can't Do*

Use an RV on Private Property?

- No, in general without permission.
- Yes, if you obtain a 48-permit with restrictions.
- Yes, if you obtain a conditional use from Building & Planning, but it would need to be inspected and approved.
- Yes, if the Mayor or City Commission declare an emergency and allow the use.
- Yes, on an approved and permitted RV Park/Campground that meets all established codes.



Current Code *Can & Can't Do*

Use an RV on a Public Street or Public Right-of-Way?

- No, in general without permission.
- Yes, under very specific circumstances and with City approval, a valid ROW Permit, or specified during a declared emergency.



Current Code *Can & Can't Do*

Connect an RV to the sewer system?

- No, in general without permission.
- Yes, if you obtain a conditional use from Building & Planning, but it would need to be inspected and approved.
- Yes, if you are in an approved RV Park/Campground that meets all established codes.



Current Code *Can & Can't Do*

Use an RV on Private/Commercial Property?

- No, in general without permission.
- Yes, if you obtain a conditional use and/or a variance from Building & Planning, but it would need to be inspected and approved.
- Yes, if it is an approved RV Park/Campground.
- Yes, if it is an approved "Seasonal" Business Use.



Quick Legislative Update

HB 3115

- Requires cities to adopt policies that are “objectively reasonable” in regulating the when, where, and how people can live outdoors (sitting, lying, sleeping, or keeping warm and dry on public property)
- If policies are deemed “too restrictive” affected parties can sue
- Want to ensure cities comply with Federal court rulings saying you “cannot criminalize camping, or issuing fines when people have no other place to go”

HB 3124

- Extends the notice a camp will be cleared from 1-day to 3-days



Questions As We Move Forward

Are you ok with the current restrictions for Use on a Public Street or Right-of-Way?

- Other cities are facing huge issues with this.
- Several bills in the legislature addressing some of these issues.
- Very problematic to get these towed currently.





Questions As We Move Forward

Are you alright with not having any restrictions on the storage of RVs on private property, particularly in residential zones?

- We often get complaints about older or dilapidated RVs being stored in the open in residential neighborhoods.
- We often get complaints about RVs being stored in front yards of residences. The complaints are of an “attractive nuisance” nature, but it does present an issue at night when trying to find house numbers, etc. because it is blocking the view.





Questions As We Move Forward

Are you alright with the current “Recreational Permit” as it is written?

- Is 48-hours an appropriate length?
- Should we entertain longer permits during those times when there are no other options (Buoy 10)?
- Should the permit allow the RV to be left in place during the week with the caveat that it can only be “used” during the 48-hour permitted time?
- Should we have some site considerations or regulate where the RV can be placed (front, back, side, etc.)?





Questions As We Move Forward

Do we need to create an ordinance regulating the use of an RV as a “permanent dwelling”?

- Would these be allowed in a residential zone or just at an established RV park and campground?
- Does this include defining what a “permanent dwelling is” or creating a “temporary dwelling” definition or category?





Questions As We Move Forward

How do we want to deal with the RVs that are currently being used as a temporary or permanent dwelling outside of the established RV parks and campgrounds?

- Things to consider are the housing crisis, economic issues, legislative bills, current case rulings, etc.
- Depending on the answer to the previous question, what is the next step(s)?

