BEFORE THE BOARD OF STEVENS COUNTY COMMISSIONERS

IN THE MATTER OF A
LAND USE TEXT AMENDMENT TO THE
UNIFIED DEVELOPMENT REGULATIONS
TITLE 3

Ordinance No. 2018-01
Adoption of Land Use Text Amendment to Title 3
SCC 3.90, Definitions to change the
Definition of “RV Park”

WHEREAS, Stevens County opted in to the Growth Management Act (GMA), RCW 36.70A on September 28, 1993, pursuant to Resolution 112-1993; and

WHEREAS, The Stevens County Comprehensive Land Use Plan was adopted on July 11, 2006 pursuant to Resolution 59-2006; and

WHEREAS, The Stevens County Development Regulations, SCC Title 3, became effective July 12, 2007, pursuant to Ordinance 2007-01; and

WHEREAS, The Comprehensive Plan and Development Regulations provide for an amendment process; and

BE IT HEREBY ORDERED AND RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF STEVENS COUNTY, WASHINGTON, AS FOLLOWS:

FINDINGS
The Board of County Commissioners has made a decision on the proposed text amendment based upon the following findings:

1. Land Use Text Amendment LUTA 2017-02 is a text amendment to SCC 3.90 Definitions, to change the definition of “RV Park” to allow up to a 90 day stay. The text is as follows:
   “Any lot or parcel of land upon which two or more sites are located, established or maintained for occupancy by recreational vehicles for a fee as temporary living quarters for recreational or vacation purposes. Not to exceed 90 days per stay.”

2. Pursuant to SCC 3.30 and 3.31, proper notice and an opportunity to comment on the proposed text amendment was given to required agencies on October 25, 2017. Legal notice was published in the Statesman Examiner on October 25 and November 1, 2017. The notice and associated file information was posted on the Land Services website. Evidence of these actions are in the project file.

3. Pursuant to RCW 36.70A.106, notice of the proposed text amendment was given to the Department of Commerce, on October 20, 2017. The Department of Commerce acknowledged receipt of the materials (ID #24273) on October 25, 2017.

4. Pursuant to SCC 3.31 and WAC 197-11-340, a SEPA DNS was issued for the proposed amendment on October 25, 2017 along with the Notice of Application. The SEPA DNS was posted on the DOE SEPA Register (Ecology SEPA Number 201705720). Legal notice for the SEPA DNS was published in the Statesman Examiner along with the Notice of Application.

5. No comments from agencies or service providers was received regarding the proposal. Two comments were received. Both commenters requested that a time qualifier be included in the proposed text. One proposed that the time period be calculated “in any 12-month period” and that documentation of adherence to the time limit should be required.
6. The Stevens County Planning Commission considered the matter at a public hearing on November 9, 2017. The proponent was in attendance and gave testimony. No other members of the public were present. After a review of the project information and discussion of the public comment, the Planning Commission by a unanimous vote recommended that the Board of County Commissioners approve the amendment.

7. Pursuant to SCC 3.31.050, the proposed amendment is consistent with and supported by applicable Comprehensive Plan policies.

8. Pursuant to SCC 3.20.020, the proposed amendment is consistent with the decision criteria for development regulations text amendments.

9. The Stevens County Board of Commissioners held an open record public hearing on November 28, 2017, to consider the application. An opportunity for public testimony was given. No members of the public testified in opposition to the proposal. The Board of County Commissioners closed the record to further written and oral comment and continued the hearing to January 2, 2018.

NOW, THEREFORE BE IT ORDAINED,

That the Board of County Commissioners, hereby approves Land Use Text Amendment LUTA 2017-02 to amend SCC 3.90 Definitions, to change the definition of “RV Park” to allow up to a 90 day stay. The text is as follows:

“Any lot or parcel of land upon which two or more sites are located, established or maintained for occupancy by recreational vehicles for a fee as temporary living quarters for recreational or vacation purposes. Not to exceed 90 days per stay.”

BE IT FURTHER ORDAINED that should any section, paragraph, sentence, clause or phrase of this resolution, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this resolution be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

BE IT FURTHER ORDAINED this Ordinance shall be published in the official newspaper of the County, and shall take effect and be in full force on January 10, 2018.

Adopted by the Board of Stevens County Commissioners meeting in regular session at Colville, Washington, by the following vote, then signed by its membership and attested to by its Clerk in authorization of such passage the 31st day of January 2018.

3 YEA; 0 NAY; 0 ABSTAIN; and 0 ABSENT

BOARD OF COUNTY COMMISSIONERS
OF STEVENS COUNTY, WASHINGTON

Wes McCart, Chairman
Don Dashiell, Commissioner

ATTEST:

Polly Coleman
Clerk of the Board

Ordinance 2018-01