



Staff Report

For City Council Meeting of 03/01/2017

Subject - Old Business - Discussion - RV Lodging in residential zones

Synopsis: Council instructed staff to have RV lodging as an agenda item for March 2017. The issue to discuss is if residents, and visitors, should be able to sleep in RV's on private property.

Attachments:

- Ordinance for discussion

Council Options: The Council has the following options regarding this issue.

- 1) Discuss the topic - Direct staff to draft changes to the zoning ordinance for March hearing.
- 3) Do nothing, leave the ordinance as it is not allowing temporary occupancy.

Recommendation: Factors to address:

- The planning commission choose to not make a recommendation to the council for an ordinance change.

Legal Analysis: See draft ordinance attached (for discussion only)

Financial Analysis: The permit process will cost a small amount of administrative staff time, similar to the fire permit which has been manageable. The city will also pay for duplicate application forms. A nominal fee would recoup some of these costs. Police officer time/cost is unknown at this time.

Respectfully submitted,



Chad

****For Discussion Only****

ORDINANCE NO. ***

AN ORDINANCE REGULATING RECREATIONAL VEHICLES AMENDING THE CITY OF GEARHART ZONE ORDINANCE AS FOLLOWS:

The City of Gearhart ordains that the Gearhart Zoning Ordinance shall be modified as stricken and underlined as follows:

Section 1. AMEND GZO SECTION 6.170 RECREATIONAL VEHICLES

An occupant(s) of a residence within the city limits may park or store outside, but not live in, up to two (2) Recreational Vehicles (RV) on the residential premise. Additional RV's may be parked on a temporary basis for a period not to exceed seven (7) days per calendar month.



Gearhart property owners may obtain a permit from the city, which allows, occupancy of an RV, up to two times a year, for up to ninety-six (96) hours, per time. The RV cannot be in the public right of way, and the permit may be revoked by the police chief or the chief's designee, in their sole discretion.

Section 2. AMEND SECTION 1.030 DEFINITIONS

139. Recreation Vehicle. A registered and licensed trailer or other unit with or without motor power which is designed for human occupancy and to be used temporarily for recreation or emergency purposes. Recreational vehicles include camping trailers, motor homes, park trailers, bus conversions, van conversions, tent trailers, truck campers, boats with living quarters and any vehicle converted for use or partial use as a recreational vehicle. Except for a boat, the unit shall be identified as a recreational vehicle by the manufacturer.

Passed by the City Council of the City of Gearhart this _____ day of XXX 2017

YEAS:

NAYS:

ABSENT:

ABSTAIN:

Signed and approved by the Mayor of the City of Gearhart this _____ day of XXX 2017.