



Planning Department



Recreational Vehicles Used As Dwellings Current & Future Regulations

August 22, 2018 Staff Town Hall

Goals of this discussion:

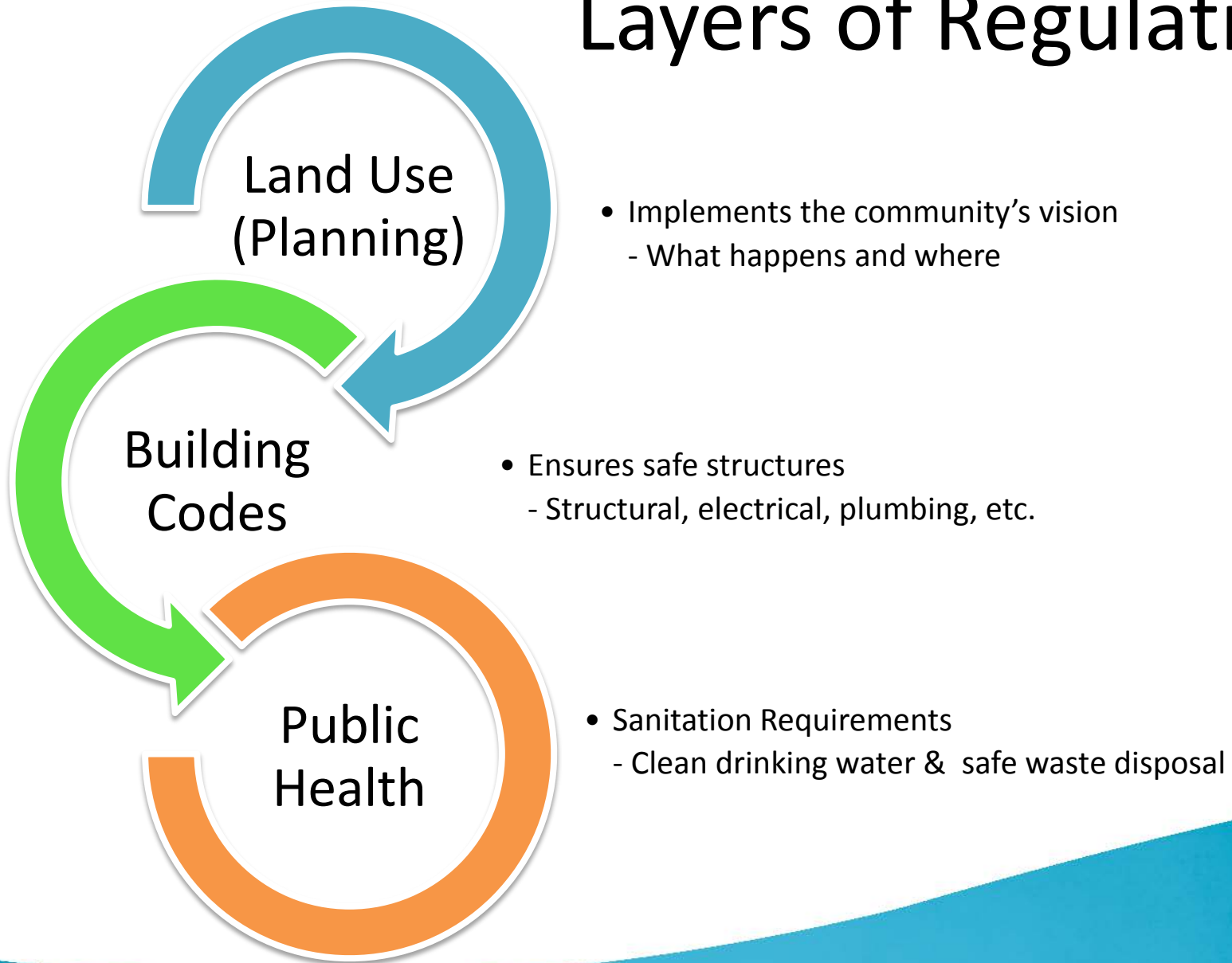
We are here to....

- Provide information
 - Current regulations
 - Code compliance
 - Identify staff contacts
- Solicit feedback
 - Community concerns
 - Changes to regulations

We are NOT here to...

- Issue enforcement orders
- Evict anyone
- Collect information for future enforcement
- Discuss any one property

Layers of Regulations



Today's Panel

- **Code Compliance**
 - Chris McNeel, Code Compliance Officer
- **Current Regulations**
 - Will Smith, Senior Planner
- **North Central County Public Health**
 - John Zalaznik, Environmental Health Supervisor
- **Wasco 2040 Comprehensive Plan Update**
 - Dr. Kelly Howsley-Glover, Long Range Planner

Code Compliance Program

- Land use violations & nuisance cases
- Complaint driven process
- Voluntary compliance is pursued first
- Collaborative approach with landowners and partner agencies
- Identify resources to help residents

Current Regulations - Planning

When and how can I store or occupy my RV(s) on my property?

No Dwelling

Storage:
Max. 30 days in any
six month period

Occupy:
Same

Dwelling

Storage:
Indefinitely

Occupy:
Max. 60 days in any
12 month period

- Exceptions:
 - Temporary Use Permit
 - Temporary Medical Hardship
- Not Applicable:
 - Variances
 - Guest Houses
 - Non-Conforming Uses
 - Zone Changes
- Hooking up to utilities...

Building Codes

- *Recreational Vehicle*
 - Built to NFPA 1192 Standards on Recreational Vehicles
 - No structural requirement as far as wind loads, roof loads, floor loads etc.
- *Manufactured Dwelling*
 - Built to federal HUD standard 24 CFR 3280
 - Each section of the home is inspected at some point in production
 - Designed for full time occupancy as single family dwellings

Building Codes (cont.)

- *RV Parks*
 - Provide facilities for RV's to be located safely
 - Minimum design and construction standards
 - No provision in the state building code to increase the park standards to live there permanently
 - Regulating how long someone can stay in an RV park is a local decision

Resources
Online

Planning Home

<https://co.wasco.or.us/departments/planning>

Planning Home

Plans & Ordinances ▾

Zoning & Permits ▾

Long Range ▲

Planning Home

Wasco County 2040

Natural Hazards Mitigation Plan

Community Planning Assistance for Wildfire
Program

Code Compliance

Planning Commission ▾

About Us

Calendar

Planning Resources

Looking For Building Codes?

[Home](#) > [Departments](#) > [Planning](#)

SOLUTIONS CENTER

Research



Find Your Zone

- [Use GIS Interactive Web Map](#)
- [Tutorial: How to Use Web Map](#)
- [Development Ordinances](#)

Take Action



Permit Applications and Forms

- [Land Use Permit Applications](#)
- [Land Use Application Forms](#)
- [Research Request](#)

Learn More



Events and Upcoming Hearings

- [Calendar](#)
- [Hearing Agendas](#)



Active Applications

- [Pending/Recent Land Use](#)



Fees

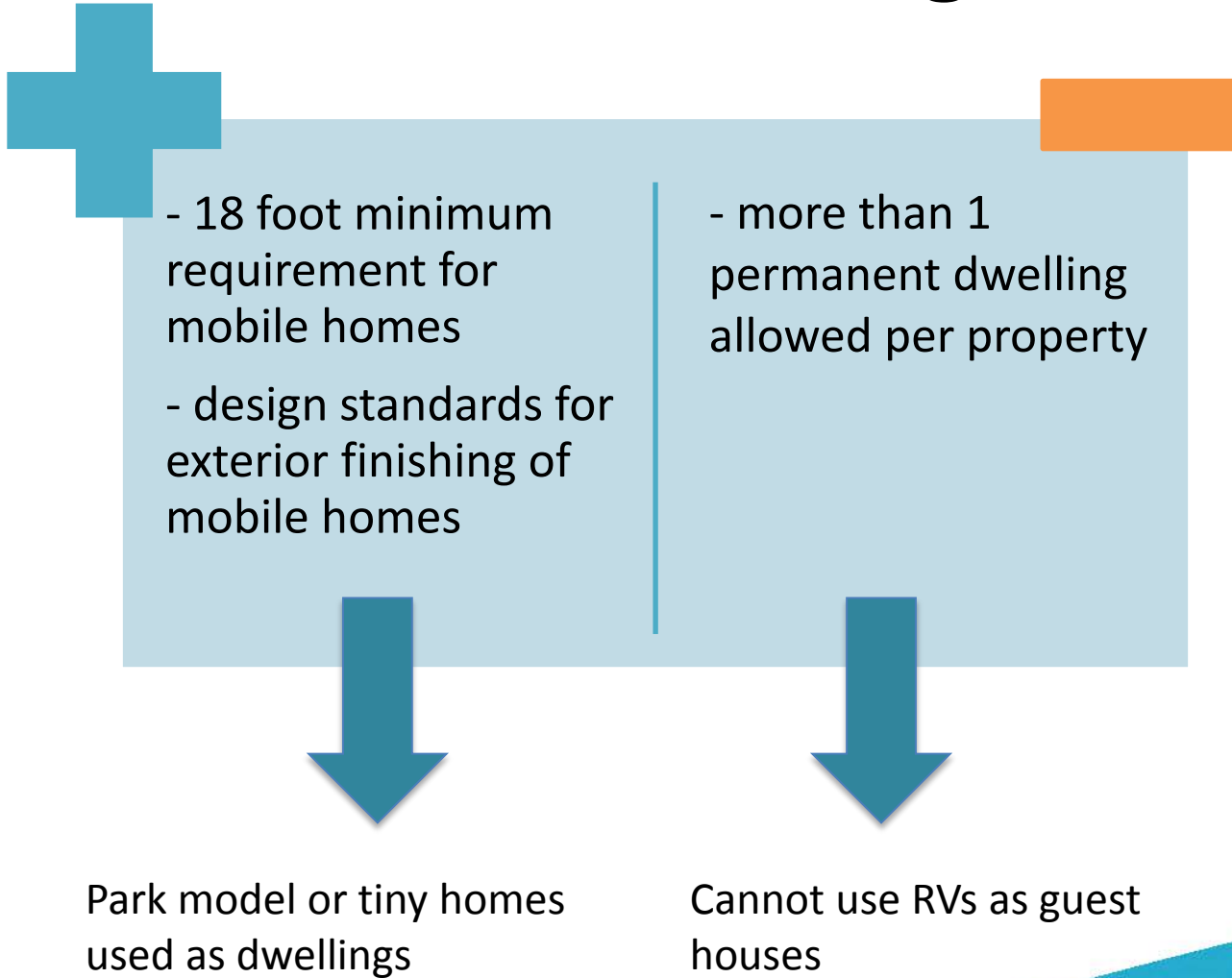
- [Fee schedule](#)



Resources

- [Building Code ePermitting](#)

Room for Change?



Wasco County 2040 Topic Timeline

2017

Big Picture
Visioning
Process

2018

Citizen
Involvement
Land Use
Planning
Overview
Water
Conservation
Agri-tourism
Economic
Development
Development
Incentives

2019

Agriculture
Zone Flexibility
Minimum
Parcel Sizes
Housing
Options
Transportation
Rural Service
Area
Development
City/County
Agreements

2020

Natural Hazard
Plans
Waterways
and Rivers
Big Game
Habitat Maps
Aggregate
Resources
Urbanization
Recreation
Forest Zones

WC



Wasco County 2040

Tell us what you think...

Wasco County Planning is updating current land use planning rules, policies and strategies during the multi-year Wasco County 2040 project. Citizen input is critical to help craft a new 20 year vision that achieves prosperity for all.

**Attend an
upcoming
meeting**

**Email us
comments**

kellyg@co.wasco.or.us

**Mail a
letter**

Wasco County Planning
Attn: Wasco County 2040
2705 E 2nd St
The Dalles, OR 97058

**Submit
Comments**

[http://wasco2040.com/
submit-a-comment](http://wasco2040.com/submit-a-comment)

Learn more at
<http://wasco2040.com>

Questions?

- Planning & Code Compliance: (541) 506-2560
<https://co.wasco.or.us/departments/planning>
- Building Codes Services: (541) 506-2650
<https://www.oregon.gov/bcd>
- North Central Public Health: (541) 506-2622
<http://ncphd.org/records-licensing/environmental-health-food/septic-systems/>