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MAR 19 2024

Ordinance 1014

An ordinance adding a Chapter 21.06 to the Clallam County Code titled
Park Model Placement

Section 06. Section .010, Purpose, is created to read as follows:

The purpose of this chapter is to provide an avenue for park models to be legally placed on property in unincorporated Clallam County. Through the issuance of a placement permit the County can ensure proper installation, maintenance of setbacks, appropriate connection to potable water and waste disposal, and location outside of any critical areas or shorelines and their buffers.

Section 06. Section .020, Definition, is created to read as follows:

“Park Model, Recreational Park Trailer, or Tiny Home on Wheels” shall mean a trailer-type unit that has substantially lost its identity as a mobile unit by virtue of its being permanently fixed on property complying with American National Standards Institute A119.5 standard for park trailers as defined by WAC 296-150P-0020. These units shall bear an insignia issued by the Washington Department of Labor & Industries or equivalent. This definition does not include Recreational Vehicles as defined by L&I.

Section 06. Section .030, Park Model Placement requirements, is created to read as follows:

(1) Placement of a Park Model (including Recreational Park Trailers, or Tiny Home on Wheels with appropriate L&I insignia or equivalent) within Clallam County requires approval of a placement permit issued by the Clallam County Department of Community Development (DCD).

(2) An application for placement shall be submitted to DCD Building Division on the appropriate forms and shall include the following:

(a) Site Plan showing the location of the park model, other structures, distances from property lines, distances from critical areas and/or shorelines.

(b) Means of managing stormwater runoff if the area of the park model and other new impervious surfaces (e.g. decks, patios, driveways) of the site exceed 400 square feet.

(c) Source of approved water connection.

(d) Approved sewage disposal

(e) Accessory improvements, such as decks, skirting, parking, access, etc.

(f) Means of securing the unit to prevent overturning or roof uplift

(3) A Park Model *may not* be occupied until a Placement Permit has been issued and a final inspection performed and approved by the Clallam County Department of Community Development (DCD) or if a previously issued permit related to the placement of a Park Model is on file with DCD Existing Park Models placed prior to adoption of this ordinance may continue to be occupied, but if found to be noncompliant with underlying regulations in place at the time of adoption of this title (drainage, septic, potable water, zoning, Critical Areas, Shorelines) may be subject to Code Enforcement action. Existing Park Models used for housing purposes may choose to submit a site plan, approved potable water source, approved sewage disposal, compliance with Critical Area/Shoreline buffers and Zoning setbacks in lieu of a placement permit within 24 months of adoption of this title.

(4) Only one Park Model may be placed on a legal lot zoned for residential purposes with or without an existing single-family residence. Multiple Park Trailers may be located within an approved binding site plan established for the purpose of placing multiple park models.

(5) A Park Model placed on property with a single-family residence will disqualify the property for an accessory dwelling unit while the park model is present. Likewise, a property containing an accessory dwelling unit is not eligible for the placement of a park model, unless allowed per Zoning

(6) Placement of a Park Model shall comply with all use and dimensional requirements of the County Code, including setbacks established in the Zoning Code, requirements of the Shoreline Master Program, Critical Areas Code, drainage requirements, and environmental health regulations.

(7) Storage of solid waste shall meet the requirements of WAC 173-350-300 which requires solid waste to be held in rigid, durable, corrosion resistant, watertight, rodent-proof, easily cleanable containers.

(8) Improvements to a site for the placement of a Park Model shall not disturb the native vegetation within a critical area, shoreline, or their associated buffers without compliance with Shoreline and Critical Area regulations. Park Models shall not be placed in a designated floodplain.

(9) Park Model shall be secured with a system that meets the requirements per the manufacturer's installation instructions or, by engineered design, and shall be installed to prevent overturning and roof uplift.

(10) Placement of Park Models shall require service connection to an approved means of sewage disposal, potable water supply, and electrical service.

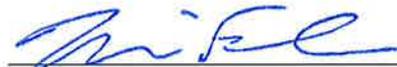
(11) Park Models may have skirting and all accessory improvements shall be included and reviewed during the placement permit process and may require compliance with existing building codes.

Section 06. Section .040, Effective date, is created to read as follows:

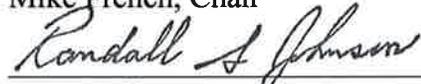
This chapter shall take effect (i.e., the effective date shall be) the date of adoption of the ordinance codified in this chapter.

ADOPTED this 19 day of March 2024

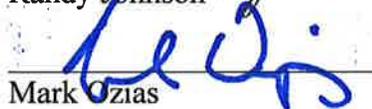
BOARD OF CLALLAM COUNTY COMMISSIONERS



Mike French, Chair



Randy Johnson



Mark Ozias

ATTEST:



Loni Gores, MMC, Clerk of the Board

