

Ordinance 308

CITY OF WASCO

A Temporary Ordinance to Establish Regulations for Temporary Use of Recreational Vehicles in the City for an Extended Period of Time and Declaring an Emergency

The City of Wasco hereby ordains:

Section 1

This is a Temporary Ordinance to be applied in conjunction with the City's Zoning Ordinance. The purpose of this Temporary Ordinance is to assist the City in meeting the immediate need for temporary housing for the influx of construction workers involved in the wind farm projects currently underway in North Central Oregon at this time. This is a temporary situation and this Ordinance and provisions contained herein may be rescinded, repealed, and deemed null and void at the sole discretion of the Wasco City Council by majority vote. At such time, all temporary Recreational Vehicles allowed and permitted under this Ordinance must be removed from the properties on which they were placed. There are no "grandfather rights" or existing use provisions associated with this Temporary Ordinance.

Section 2

As used in this section, a Recreational Vehicle shall also mean *any vehicle commonly termed as a motor home, RV, fifth-wheel, travel trailer, pickup camper, or tent trailer*. As used in this section, developed residential property shall mean *a residential lot at least 50' x 100' (5,000 square feet) that contains an existing occupied single family dwelling*. An "undeveloped residential property" shall mean *a lot or parcel for which City domestic water and sewer service may or may not have been provided, but is otherwise vacant and without structures*.

Section 3

The use of one (1) recreational vehicle as a temporary accommodation for housing may be allowed at the discretion of the City Council, for the purposes of resolving the current temporary housing shortage for construction workers. The recreational vehicle must be placed on "developed residential property". The unit may be skirted and must be connected to domestic water and sewer service. Any other utilities, power, phone or other services must be installed to meet either Building Codes or the provider's standards. The applicant (the property owner) must pay a Recreational Vehicle Placement Permit filing fee of \$250 after Council review and approval of the proposed siting plan and Placement Permit. In addition, monthly service fees for the water and sewer service must also be paid to the City. The permit must be renewed every six (6) months from the date of the original approval. Renewal fee shall be \$50.00. The siting standards for recreational vehicles sited under these provisions shall be that the unit shall comply with all yard setback requirements appropriate to the zone in which it is to be placed, and shall not be parked on, in, or in any obstruct the public right-of-way.

Section 4

Property owners with additional undeveloped residential lots at least 50' x 100' (5,000 square feet) may also create temporary rental sites for a single recreational vehicle occupancy per lot or parcel. A Recreational Vehicle Temporary Placement Permit, as outlined above, shall be required. The unit may be skirted and must be connected to **City** domestic water and sewer service. Any other utilities, power, phone or other services must be installed to meet either Building Codes or the provider's standards. Monthly fees, as outlined above, shall be paid to the City. The permit must be renewed every six (6) months, as outlined above. The unit must meet all setback requirements in its location on the lot, and must not interfere with the public right-of-way. The

siting standards for recreational vehicles sited under these provisions shall be such that the unit shall comply with all required setbacks appropriate to the zone in which it is to be placed and shall not be parked on, in or in any way obstruct the public right-of-way.

Section 5

In as much as the health, safety and general welfare of the community is best served by enacting this ordinance amendment immediately an emergency is deemed to exist and this Ordinance shall be in full force and effect upon its passage by the Common Council of the City of Wasco.

APPROVED by the Common Council of the City of Wasco and signed by the Mayor on this

_____ day of _____, 2010.

CITY OF WASCO

Mayor

ATTEST: _____
City Clerk