



MEMORANDUM

TO: Planning Commission
FROM: Cassera Phipps, Senior Planner
MEMO DATE: November 6, 2019
WORK SESSION: November 13, 2019
SUBJECT: Vehicle Camping Text Amendment (TA2019-0002)

At the regularly scheduled Planning Commission meeting on November 13, staff will provide an overview of the proposed changes to the Development Code (Exhibit 1) that would allow Vehicle Camping at eligible sites in the city.

Background

On October 16, the Planning Commission held the first evidentiary hearing for the Vehicle Camping Text Amendment (TA2019-0002). Concerns raised by Commissioners and through public testimony were primarily related to impacts (including noise and odors) on abutting residential properties.

Proposal

In response to issues raised during the October hearing, staff recommend the following changes to the original proposal:

- Definition of Vehicle Camping:
Add language that defines "commercial parking lot" to clarify that Vehicle Camping is not allowed on residential properties. Commercial parking lot includes a parking lot owned or controlled by a commercial interest, religious institution, place of worship, public service nonprofit, or public entity.

If future amendments to the City Code expand Vehicle Camping to residential properties, further review by the Planning Commission would be necessary to consider similar allowances under the Development Code.

- 60.50.25 Uses Requiring Special Regulation:
Remove the reduced setback option and reference to visual screening. Where Vehicle Camping abuts a residential use, storage and sanitary facilities shall have a minimum setback of 20 feet from the property line that abuts the residential use.

Staff Recommendation

Staff recommend that the Planning Commission recommend approval of the Vehicle Camping Text Amendment (TA2019-0002) to City Council.

Exhibits

1. Proposed Development Code Text, dated November, 6, 2019