




City of Bandon


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Bandon by the Sea

AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Torrey Contreras, City Manager 

INITIATED BY: Dana Nichols, Planning Director 

DATE: April 1, 2024

SUBJECT: **4.4 RESOLUTION 24-05, ALLOWING RECREATIONAL VEHICLES AS TEMPORARY HOUSING**

BACKGROUND:

Due to the existing housing shortage, the City Council approved Resolutions 23-07 and 23-22, which allowed the use of recreational vehicles as temporary housing. The City Council wanted to review this resolution again after six months to determine if the RV temporary housing program should remain in effect. It has been six months since the last renewal. If the Council would like to continue to this program, Staff recommends passing a resolution that incorporates an automatic renewal until further notice. There is a clause in the existing Resolution that states the City Manager may revise the guidelines as necessary, and the Council may rescind the Resolution at any time if circumstances change.

ANALYSIS OF THE ISSUES:

Since the passage of Resolution 23-07, Staff created a page on the City's website to house information related to RV occupancy inside city limits:

<https://www.cityofbandon.org/general/page/rv-occupancy>.

This page includes city codes, permits, and information about the temporary occupancy permitted through the Resolution. We have only received three requests to occupy RVs using this temporary allowance and have not received any complaints from neighbors. Also, the City determined that it is possible for RV occupants to connect into city sewer and water with the proper back-flow device and inspection. This is the only modification that has been made to the proposed guidelines since the Council's initial review.

At the November meeting, the Council voted to approve Resolution 23-22, which extended the program for a six-month period and stated that the Council would review the Resolution again in April of 2024.

FISCAL IMPACT:

There is no fee to occupy an RV through this program. Staff time is only required for monitoring of the online RV occupancy application and for phone calls providing information

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about the program. Residents opting to connect to City services are required to pay for a back-flow device inspection through the Public Works Department.

RECOMMENDATION:

The following is recommended to the City Council:

1. Review and discuss the information provided;
2. Approve Resolution 24-05, Allowing Recreational Vehicles as Temporary Housing.

Attachments: Attachment 1: Resolution 24-05, Allowing Recreational Vehicles as Temporary Housing

RESOLUTION NO. 24-05

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE
CITY OF BANDON, OREGON, ALLOWING RECREATIONAL VEHICLES AS TEMPORARY
HOUSING

WHEREAS, the City of Bandon is experiencing a housing shortage that is limiting the ability of our community members to find safe and reliable housing; and

WHEREAS, the effects of the housing shortage are felt by our local businesses, schools, and medical facilities; and

WHEREAS, recreational vehicles offer a temporary housing option; and

WHEREAS, this expansion of temporary occupancy allows the City to better understand the need for other housing solutions; and

WHEREAS, the Mayor and City Council find that it is in the public interest to temporarily waive enforcement of city ordinances that restrict the use of recreational vehicles outside of a registered RV park, provided the property owners and occupants adhere to the Guidelines set forth in the attached Exhibit, and

WHEREAS, the City Council approved Resolution 23-07 Allowing Recreation Vehicles as Temporary Housing on March 20th, 2023 which stated the resolution shall be reviewed in October 2023, and

WHEREAS, the City Council approved Resolution 23-22 Allowing Recreation Vehicles as Temporary Housing on November 6th, 2023 which stated the resolution shall be reviewed in April 2024, and

WHEREAS, the City Council reviewed Resolution 23-22 at the April 1st, 2024, meeting and decided it should remain in effect until further notice,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Bandon that the City hereby temporarily suspends enforcement of Chapter 15.12 of the Bandon Municipal Code if the host property owners and recreational vehicle occupants follow the Guidelines in Exhibit A. The Council may review this resolution at any time to determine if it should remain in effect, and the City Manager may revise the guidelines as necessary and shall inform the City Council as soon as is practicable thereafter.

ADOPTED by the City Council this 1st day of April 2024.

Mary Schamehorn, Mayor

Attest:

June Hinojosa, City Recorder

Exhibit A: Guidelines for Temporary RV Occupancy on Private Property

By Resolution 24-05, the City of Bandon will temporarily allow occupancy of Recreational Vehicles (RVs) on private property as described below. City Staff will use the following guidelines, which are based on our existing code provisions found in Chapter 15 of the Bandon Municipal Code, but which have been amended to allow for semi-permanent occupancy during this period. All other city ordinances for the protection of health and safety remain in effect. Failure to follow these guidelines and other city ordinances may result in enforcement actions.

Please note that these guidelines do not apply to existing or proposed RV parks and do not apply to locations where temporary RV occupancy is not permitted.

Definition:

Recreational Vehicle: means a vehicle with or without motive power, which is designed for human occupancy and to be used temporarily for recreational, seasonal or emergency purposes, and has a gross floor area not exceeding four hundred (400) square feet in the set-up mode. The term "recreational vehicle" includes a camper, motor home, self-contained unit, and travel trailer, but does not include a mobile home or trailer house.

General Guidelines:

- RVs are not permitted on vacant lots.
- RVs must be roadworthy (drivable or towable condition and licensed), and no structures may be attached to the RV.
- All personal items shall be kept in the RV or otherwise screened from view from any public right-of-way.
- Property owners may not charge rent but may ask the RV occupants to contribute toward utilities.

RVs Parked on Residential Property

- Property owners may grant permission for **one** RV per single-family dwelling.
- The RV must be parked in compliance with Chapter 15.14, Storage of Recreational Vehicles. RVs must maintain at least a five-foot setback from any interior property line.
- No RV shall connect to the city's sanitary sewer system without permission from the Public Works Department. The property owner may make sanitary facilities available within the structure, or the RV occupants may use holding tanks that are emptied off-site. Portable toilets are not permitted.
- The RV may be provided with electricity with an extension cord. The connection must be weatherproofed, and the cord may not create a tripping hazard. Generators are not permitted.
- Garbage services must be provided. The property owner must have and maintain regular garbage service and the RV occupants must be able to utilize this service.