

Docket Item No.	Project Name	Brief Description of Suggested Amendment	Who Suggested Amendment	Staff Lead	Staff Recommendation
20.01	KCC Chapter 17.08.500 KCC 17.15	KCC 15A.11.010 – Amend definition of “Special Care Dwelling” to include park model trailers. KCC 17.15 – Amend use tables in KCC 17.15 to provide standards for park model trailers in special care dwelling uses.	Commissioner Osiadacz	CDS – Planning & Building	Staff recommends approval of the amendment as proposed.

The proposed amendment to KCC 17.08.500 would amend the existing definition of “Special Care Dwelling” to include park model trailers. The land use tables in KCC 17.15 would be amended to provide standards for siting park model trailers.

KCC 17.08.431 defines “park model trailer” as a trailer designed to provide seasonal or temporary living quarters which may be used with temporary connections to utilities necessary for operation of installed fixtures and appliances. It has a gross trailer area not exceeding four hundred (400) square feet.

**DRAFT – September 2020**

**17.08.500 Special care dwelling.**

"Special care dwelling" means a Manufactured Home or Park Model Trailer providing separate living quarters for the purpose of providing care to an immediate family member. (Ord. 2013-001, 2013; Ord. 2007-22, 2007; Ord. O-2006-01, 2006)

**17.15.050.2 Footnotes Associated with Resource Use Table.**

7. Subject to the following requirements:

The Special Care Dwelling must meet all setback requirements for the zone in which it is located;

- a. The Special Care Dwelling must meet all applicable health department requirements for potable water and sewage disposal;
- b. Placement is subject to obtaining a building permit for the manufactured home;
- c. Owner must record a notice to title prior to the issuance of building permit which indicates the restrictions and removal requirements;
- d. The Special Care Dwelling unit cannot be used as a rental unit;
- e. The Special Care Dwelling unit must be removed when the need for care ceases;
- f. A Special Care Dwelling is not permitted on the same lot where an Accessory Dwelling Unit or Accessory Living Quarter exists.
- g. Park model trailers shall obtain a building permit for placement of a manufactured home.

h. Park model trailers shall be inspected and approved by Washington State Department of Labor and Industries.

#### **17.15.060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.**

30. Subject to the following requirements:

- a. The Special Care Dwelling must meet all setback requirements for the zone in which it is located;
- b. The Special Care Dwelling must meet all applicable health department requirements for potable water and sewage disposal;
- c. Placement is subject to obtaining a building permit for the manufactured home;
- d. Owner must record a notice to title prior to the issuance of building permit which indicates the restrictions and removal requirements;
- e. The Special Care Dwelling unit cannot be used as a rental unit;
- f. The Special Care Dwelling unit must be removed when the need for care ceases;
- g. A Special Care Dwelling is not permitted on the same lot where an Accessory Dwelling Unit or Accessory Living Quarter exists.
- h. Park model trailers shall obtain a building permit for placement of a manufactured home.
- g.i. Park model trailers shall be inspected and approved by Washington State Department of Labor and Industries.

#### **17.15.070.2 Footnotes Associated with Rural LAMIRD Use Table.**

39. Subject to the following requirements:

- a. The Special Care Dwelling must meet all setback requirements for the zone in which it is located;
- b. The Special Care Dwelling must meet all applicable health department requirements for potable water and sewage disposal;
- c. Placement is subject to obtaining a building permit for the manufactured home;
- d. Owner must record a notice to title prior to the issuance of building permit which indicates the restrictions and removal requirements;
- e. The Special Care Dwelling unit cannot be used as a rental unit;
- f. The Special Care Dwelling unit must be removed when the need for care ceases;
- g. A Special Care Dwelling is not permitted on the same lot where an Accessory Dwelling Unit or Accessory Living Quarter exists.
- h. Park model trailers shall obtain a building permit for placement of a manufactured home.
- g.i. Park model trailers shall be inspected and approved by Washington State Department of Labor and Industries.

#### **17.15.080.2 Footnotes Associated with Urban Use Table.**

17. Subject to the following requirements:

- a. The Special Care Dwelling must meet all setback requirements for the zone in which it is located.
- b. The Special Care Dwelling must meet all applicable health department requirements for potable water and sewage disposal.

- c. Placement is subject to obtaining a building permit for the manufactured home.
- d. Owner must record a notice to title prior to the issuance of building permit which indicates the restrictions and removal requirements.
- e. The Special Care Dwelling unit cannot be used as a rental unit.
- f. The Special Care Dwelling unit must be removed when the need for care ceases.
- g. A Special Care Dwelling is not permitted on the same lot where an Accessory Dwelling Unit or Accessory Living Quarter exists.
- h. Park model trailers shall obtain a building permit for placement of a manufactured home.
- g.i. Park model trailers shall be inspected and approved by Washington State Department of Labor and Industries.