



City of Cashmere

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Phone (509) 782-3513 Fax (509) 782-2840

CASHMERE CITY PLANNING COMMISSION
MONDAY FEBRUARY 5, 2024
6:00 P.M.

AGENDA

THE PUBLIC CAN ATTEND IN PERSON, CALL-IN OR LOG-IN TO ZOOM TO PARTICIPATE IN THE PLANNING COMMISSION MEETING. PLEASE CALL-IN OR LOGIN 5 MINUTES PRIOR TO MEETING.

To Join the Meeting Go To: <https://zoom.us>
Meeting ID: 882 719 9871 Passcode: 788276
Audio Only: PH# 1-(253)-215-8782

CALL TO ORDER:

ATTENDANCE:

APPROVAL OF MINUTES:

Approval of December 4, 2023 meetings minutes.

CORRESPONDENCE:

ANNOUNCEMENTS & INFORMATION:

BUSINESS ITEMS:

1. Off-Street Parking status update
2. Review by-laws
3. Recreational Vehicle Park code review
4. Topics for joint meeting with City Council
5. Topics for next meeting

ADJOURNMENT:

TO ADDRESS THE COUNCIL, PLEASE BE RECOGNIZED BY THE MAYOR AND STATE YOUR NAME WHEN YOU BEGIN YOUR COMMENTS
Americans with Disabilities Act (ADA) accommodations provided upon request (48-hour notice required)

MINUTES OF THE CASHMERE PLANNING COMMISSION MEETING
MONDAY DECEMBER 4, 2023 6:00 PM

OPENING

The meeting began at 6:05 PM and Croci recorded the meeting minutes.

ATTENDANCE

| | | |
|--------|-----------------|--------------------------|
| Board: | <u>Present</u> | <u>Not Present</u> |
| | Maureen Lewison | Paul Nelson |
| | Matthew Walgren | Paul Kinser - Chair |
| | John Torrence | Kirk Esmond – Vice Chair |
| | Zak Steigmeyer | |

Staff: Director of Operations, Steve Croci
Contract Planner from Perteet, Inc., Christina Wollman

APPROVAL OF MINUTES The November 6, 2023 meeting minutes were approved 4-0.
Torrence motioned and Walgren seconded.

CORRESPONDENCE Nothing new to report.

ANNOUNCEMENT & INFORMATION

Cashmere River View – Construction continues to make progress.

Freedom Hills – Construction continues on several of the lower lots.

Christ Center/Spears Annexation – The city is processing applications to construct single family residential housing.

Comprehensive Plan Amendments - Proposed changes to the city’s Comprehensive Plan need to be submitted to the city by early January 2024.

Planning Commission membership – Kinser, Esmond, Nelson and Lewison’s terms are expiring at the end of December 2023. None were interested in extending terms. Please spread the word of the available positions and have interested individuals contact the mayor. Laura Redden was appointed to the Planning Commission.

AGENDA ITEMS

1. Public hearing Off-Street Parking code changes

Wollman provided a brief overview of the staff report and reported the primary goal of the off-parking code update is to encourage more economic development within the city. The changes increase the flexibility for commercial enterprises and reduce onsite parking requirements. Two additional proposed changes to the off-street parking code were included in the this version of the update based on comments received at the November 13th city council meeting that Steigmeyer and Croci attended. The Council recommended relaxing parking requirements for restaurants and studio apartments. The code was revised to allow restaurants to have one (1) off-street parking spot for every 300 square feet (sq. ft.) of the business (previously 1:100 sq. ft.) and a studio apartment only needs one (1) parking spot, currently apartments need two (2) parking spots even if it is a studio apartment.

Primary changes to the code include:

- 1) City-owned parking lots can account for 75% of a businesses’ parking requirement, currently

city owned lots can account for 25% of a business' requirement.

- 2) Adding three city parking lots near the downtown business district which include lots off Woodring, Railroad Streets and Riverside Park).
- 3) Sharing parking lots if the business uses or hours of operations do not overlap.
- 4) Changes to the types of business categories and the amount of parking required for each type of business.
- 5) Allowing an exception to the parking requirement if a business can demonstrate a reduction in the amount of required parking.
- 6) No additional off-street parking is required if the use changes for existing buildings.
- 7) Studio apartment only needs one (1) parking spot, currently apartments need two (2) parking spots even if it is a studio apartment.

No comments were received at the public hearing nor were any written comments received.

2. Off-Street Parking code changes

Motioned by Steigmeyer and seconded by Torrence, the planning commission unanimously (4-0) approved proposed changes to the city's off-street parking code. The approval is conditional pending no substantive comments are received by December 6th. The proposed changes will be forwarded to the City Council with a recommendation for approval.

3. Topics for joint meeting with City Council

- Analysis of existing UGA to determine if it will meet future growth
- Where to extend city's utilities within the urban growth areas
- Improvements for small business development
- Improvements for transportation
- Improvements to recreation
- Improvements to city landscape and esthetics
- Review of downtown business zoning

4. Topics for next meeting

Joint meeting topics, downtown business zoning review.

Chapter 2.48

PLANNING COMMISSION*

Sections:

[2.48.010 Created - Membership - Terms, appointment, and compensation.](#)

[2.48.020 Officers.](#)

[2.48.030 Secretary.](#)

[2.48.040 Commissioner attendance.](#)

[2.48.050 Quorum.](#)

[2.48.060 Powers and duties.](#)

[2.48.070 Meetings.](#)

[2.48.080 Order of business and agenda format.](#)

[2.48.090 Public hearings.](#)

[2.48.100 Voting.](#)

[2.48.110 Conflict of interest.](#)

[2.48.120 Ex parte communication.](#)

[2.48.130 Amendments.](#)

*Prior legislation: Ords. 233, 681, 723, 871, 988, 1009, 1043, 1056 and 1099.

2.48.010 Created - Membership - Terms, appointment, and compensation.

There is established a planning commission, consisting of seven members who shall serve without compensation and be selected as follows:

- A. All members shall be selected by the mayor and confirmed by the city council.
- B. At the time of appointment and throughout their term of office, each member of the planning commission shall reside within the city urban growth area. Any member who ceases to qualify as a member of the planning commission under this subsection during his/her term of office, shall forfeit the office.
- C. The terms for the positions shall be staggered. Planning commission members in positions 1, 2 and 3 have been appointed to terms expiring December 31, 2013. Planning commission members in positions 4, 5, 6, and 7 have been appointed to terms expiring December 31, 2011. Following the expiration of the aforesated terms, each member appointed to a planning commission position shall serve for four years, except as otherwise provided in this chapter.
- D. Vacancies occurring, other than through the expiration of terms, shall be filled for the unexpired term of the position number vacated.

E. Prior to the expiration of any term, a notice of the expiration of the term and existence of the opening on the planning commission shall be advertised at least once in the city's newspaper of record. Individuals serving on the planning commission may re-apply to continue to serve following the expiration of a term. (Ord. 1185 § 1, 2011).

2.48.020 Officers.

The planning commission officers shall consist of a chairperson and vice chairperson, who shall be nominated by the planning commission members and elected by a majority vote. Officers' terms shall be for one calendar year. Officers shall serve until the planning commission members nominate and elect new officers. Officer nominations and elections shall be conducted at the first regular planning commission meeting held in each calendar year. A member of the planning commission may serve as the chairperson for no more than two consecutive calendar years. The vice chairperson shall act as the chairperson in the absence of the chairperson. The chairperson and vice chairperson may make motions, second motions, and vote just as any other planning commission member. (Ord. 1185 § 1, 2011).

2.48.030 Secretary.

The mayor shall designate a city employee to serve as secretary to the planning commission. It shall be the duty of the secretary to document planning commissioner attendance at meetings, prepare minutes of all planning commission meetings, and provide copies of the minutes, including planning commission member attendance documentation, to the mayor and city council in a timely manner as directed by the mayor. (Ord. 1185 § 1, 2011).

2.48.040 Commissioner attendance.

Any commissioner anticipating to be absent from any planning commission meeting shall notify the secretary at least 24 hours in advance. The secretary shall document the notice in the minutes of the planning commission meeting and provide immediate written notice to the mayor when any commissioner fails to attend three consecutive regularly scheduled meetings or five regularly scheduled meetings in a calendar year. The mayor shall review and consider the commissioner notices of intended absence, if any, and decide whether the commissioner should be removed from the planning commission. In the event the mayor determines that the planning commission member should be removed from the planning commission, the mayor shall provide notice of this written decision to the planning commission secretary, chairperson, and the removed planning commission member within 15 days following receipt of the written notice from the secretary. (Ord. 1185 § 1, 2011).

2.48.050 Quorum.

A majority of the membership of the planning commission shall constitute a quorum for transaction of business. Unless otherwise specified by state law or city ordinance, (1) a quorum shall be required for the transaction of any business of the planning commission, and (2) in actions requiring a vote of the planning commission, a favorable vote of the majority of the quorum shall be required for approval of all motions. Any action taken at a regular or special meeting of the planning commission shall be deemed and taken as an action of the planning commission. (Ord. 1185 § 1, 2011).

2.48.060 Powers and duties.

A. The planning commission shall have all powers and perform all duties specified for the planning agency in Chapter [35A.63](#) RCW, as the same exists now or may hereafter be amended, together with any other duties or authorities which may be conferred upon the planning commission by the laws of the state or the ordinances or resolutions of the city; provided, that nothing in this chapter shall be construed as limiting the right of the city to exercise any power granted to any class of city as provided by law.

B. Specific Matters. The city council may refer to the planning commission for its review, recommendation, and report any ordinance, resolution, or other proposal relating to matters and subjects upon which the city council determines planning commission review, recommendation and report is desirable. In any such instances, the planning commission shall promptly review the matter and make its recommendation and report to the city council.

C. Rules of Procedure. The planning commission may adopt rules of procedure for the conduct of meetings and other functions delegated to the planning commission by the city council; provided, that the rules of procedure adopted shall be in accordance with state laws, this chapter, and other city ordinances. The rules of procedure need not be approved by the city council.

D. Prior Actions of the Planning Commission. All previous actions of and business transacted by and/or under the auspices of or on behalf of or in the capacity of the planning commission are ratified and approved by the city council. (Ord. 1185 § 1, 2011).

2.48.070 Meetings.

A. Regular meetings of the city planning commission shall be held on the first Monday of each month, beginning at 6:00 p.m. at City Hall, or at such other location as the planning commission may, from time to time, direct. All planning commission meetings shall be subject to the state of Washington Open Public Meetings Act.

B. When a regular planning commission meeting is scheduled to occur on a day designated as a city holiday, the regular planning commission meeting shall be held on the following business day, beginning at 6:00 p.m.

C. Special meetings of the planning commission may be called and conducted pursuant to the provisions of the state of Washington Open Public Meetings Act.

D. All public hearings of the planning commission shall be tape recorded. Minutes of all public meetings of the planning commission shall be kept in compliance with generally accepted records management standards applicable to planning commission meetings in the state of Washington.

E. During the first quarter of each year, the city council and planning commission shall hold a joint public meeting for the purpose of reviewing community-wide planning-related issues and the annual work plan of the planning commission. (Ord. 1313 § 1, 2022; Ord. 1185 § 1, 2011).

2.48.080 Order of business and agenda format.

Unless otherwise determined by the planning commission at the commencement of a meeting, the general order of business and agenda format for planning commission meetings shall be as follows:

- A. Roll call attendance;
- B. Approval of minutes of previous meeting(s);
- C. Correspondence;
- D. Report of officers and committees;
- E. Old business;
- F. New business;
- G. Adjournment. (Ord. 1185 § 1, 2011).

2.48.090 Public hearings.

In addition to regular planning commission meetings and those hearings required by law, the planning commission may, at its discretion, hold special public hearings when the planning commission determines such hearings would be in the best interest of the public. The following rules and procedures shall apply to all hearings held by the planning commission:

- A. Notice of any special public hearing of the planning commission shall be published at least once in the official city newspaper of record.
- B. The record of each hearing conducted by the planning commission shall include, but not be limited to the following materials, documents, and records:

1. The application or petition;
2. The department staff report;
3. All evidence received, which shall include oral testimony given at the hearing, all exhibits and other materials provided for consideration by the planning commission;
4. A statement of all matters upon which the planning commission determines that it should take official notice;
5. Tape recording of the hearing;
6. The environmental determination made pursuant to state law and CMC Title [18](#) (if applicable);
7. Recommendation of staff containing the findings of fact and conclusions of law upon which the recommendation is based; and
8. Any other plans, reports, or documents required by applicable local, state or federal regulations.

C. A record of all hearings shall be kept in the form of minutes and a record shall be kept of those speaking before the planning commission.

D. The procedures for all hearings held by the planning commission shall be generally as follows:

1. The chairperson shall declare the public hearing open.
2. The chairperson shall advise that everyone present will be given an opportunity to be heard and state that the hearing is being recorded and that prior to speaking, each individual shall be required to state their name and address for the record.
3. If the hearing is on a quasi-judicial matter and the Appearance of Fairness Act applies, the chairperson shall conduct the following inquiry:
 - a. The chairperson shall request anyone who has an objection to the chairperson or any other planning commission member participating to state so now and provide the reasons for the objection on the record.
 - b. The chairperson shall ask the planning commission members if any have an interest in the property or issues to be presented. The chairperson shall ask planning commission members if they can hear and consider this matter in a fair and objective manner.

c. The chairperson shall request any member of the planning commission to place on the record the substance of any communication each has had outside of the hearing with opponents or proponents on the issue to be heard. After the communication is placed on the record, the chairperson shall request whether any interested individuals wish to challenge whether the planning commission member shall hear and consider the matter.

d. Any planning commission member challenged shall determine whether they should step down and remove themselves from the hearing room.

4. The chairperson shall request city staff to make its presentation.
5. The applicant or petitioner shall be invited to comment.
6. The chairperson shall invite comments from citizens in favor of the proposal.
7. The chairperson shall invite comments from citizens against the proposal.
8. The chairperson shall invite the applicant to rebut the opposition position.
9. The chairperson shall request whether the planning commission members have questions of the applicant/petitioner, citizens, or city staff.
10. The chairperson shall declare the public hearing closed.
11. The planning commission shall deliberate on the record and discuss potential findings of fact, conclusions of law, and action. (Ord. 1185 § 1, 2011).

2.48.100 Voting.

The minutes of each planning commission meeting shall record by roll call the votes of each planning commission member whether for or against a proposal or an abstention. A refusal to vote shall be considered and recorded as an abstention and all abstentions shall be counted as votes against the pending motion for purposes of determining whether a motion has passed. A tie vote shall be considered a denial of the motion.

The chairperson shall request an explanation from any planning commissioner refusing to vote or abstaining from voting on any matter and the explanation, if any is provided, shall be recorded in the minutes of the planning commission meeting.

Unless otherwise provided by law, a vote of the planning commission may be to recommend approval with conditions and revisions to the application or proposal. Non-participating planning commission members with an Appearance of Fairness Act or with an ethical or financial conflict of interest with respect to the matter being voted upon shall be

considered absent from the meeting for purposes of determining whether a quorum exists to consider the matter. (Ord. 1185 § 1, 2011).

2.48.110 Conflict of interest.

Planning commission members shall declare a conflict of interest and abstain from participating in a hearing or deliberations on a request when:

A. The planning commission member or a family member by blood or marriage is involved in any matter upon which a planning commission recommendation is sought;

B. The planning commission member has a business or financial interest in the property involved in the request, or has a business or financial interest in the applicant's company, agency, or association; and/or

C. The planning commission member has: (1) an Appearance of Fairness Act conflict of interest with respect to any quasi-judicial matter, or (2) a common law or statutory ethical or financial conflict of interest under Washington State law.

Any planning commission member who determines he or she should not participate due to a conflict of interest should state the nature of the conflict on the record of the meeting of the planning commission and leave the meeting room where the planning commission meeting or hearing is being conducted. (Ord. 1185 § 1, 2011).

2.48.120 Ex parte communication.

Planning commission members shall avoid ex parte communications with applicants and opponents on quasi-judicial matters pending before the planning commission. To the extent ex parte communications occur, each planning commission member shall state on the record of each planning commission meeting and/or hearing when the matter is considered the substance of the ex parte communication and confirm that the planning commission member can fairly and impartially consider the request. In the event the planning commissioner is unable to state that he or she can consider impartially the pending request, the planning commission member shall so state on the record of the planning commission meeting or hearing and leave the place where the meeting or hearing is being conducted. (Ord. 1185 § 1, 2011).

2.48.130 Amendments.

The provisions of this chapter shall be reviewed annually by the planning commission and any recommendations for amendment of the provisions of this chapter will be considered and forwarded to the city council for possible action. (Ord. 1185 § 1, 2011).

Chapter 17.18

DISTRICT USE CHART

Sections:

[17.18.010 Purpose.](#)

[17.18.020 District use chart.](#)

17.18.010 Purpose.

A district use chart is established and contained herein as a tool for the purpose of determining the specific uses allowed in each use district. No use shall be allowed in a zoning district that is not listed in the use chart as either permitted, accessory or conditional use, unless the administrator determines that an unlisted use is similar to one that is already enumerated in the use chart and may therefore be allowed, subject to the requirements associated with that use and all other applicable provisions of the CMC and city of Cashmere rules and regulations. (Ord. 1234 § 3 (Exh. F), 2014; Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1047 § 1, 2004; Ord. 1039 § 1, 2004).

17.18.020 District use chart.

The use chart located on the following pages is made a part of this section. The below acronyms apply to the following use chart. For listed uses, if a cell within the chart is blank under a specific district column, that use is not allowed. For unlisted uses, the city administrator shall determine if said unlisted use is similar to one that is already enumerated in the use chart and may therefore be allowed, subject to the requirements associated with that use and other applicable provisions of the CMC.

PRM Permitted Use

-

ACC Accessory Use

-

CUP Conditional Use Permit

-

HOP Home Occupation Permit "A" or "B"

-

PUD Planned Unit Development

-

* = Located on upper floors only unless as otherwise permitted in CMC [17.30.050](#)

** = Existing residence only, as of the date of adoption of the ordinance codified in this section

| | SF | SR | AR | MF | P | DB | C/LI | WI |
|---|-----|----------------|-----|----------------|----------------|-----|-------------------------------|-----|
| Recreational Uses | | | | | | | | |
| Arboretums and Gardens | PRM | PRM | PRM | PRM | PRM | PRM | PRM | PRM |
| Boat Launches, Water-Related Activities | | | | | PRM | | | |
| Bowling Alleys | | | | | | PRM | PRM | PRM |
| Dancehalls | | | | | | PRM | PRM | PRM |
| Drive-In Theater | | | | | | | PRM | PRM |
| Exercise Facility | | | | | | PRM | PRM | PRM |
| Fairgrounds | | | | | PRM | | | |
| Golf Course, Driving Range | | | | | | | PRM | PRM |
| Gun/Sportsmen's Club | | | | | | | CUP | CUP |
| Miniature Golf | | | | | | CUP | PRM | PRM |
| Mini-Casinos, Game, Card Rooms | | | | | | PRM | PRM | PRM |
| Playfields, Playgrounds | CUP | CUP | CUP | PRM | PRM | PRM | PRM | PRM |
| Public Fishing Access, Fish/Wildlife Habitat Areas | | | | | PRM | | | |
| Publicly Owned/Operated Parks and Recreation Facilities | PRM | PRM | PRM | PRM | PRM | PRM | PRM | PRM |
| Racetrack/Speedway (Horse, Mini-Sprint, Etc.) | | | | | | | | |
| Recreational Vehicle Park or Tent Campground (Stay Up to 14 Days) | | PUD | | PRM | CUP | | PUD CUP | |
| Roller-Skating Rink | | | | | | CUP | CUP | CUP |
| Theaters | | | | | | CUP | CUP | CUP |
| Trail Systems | PRM | PRM | PRM | PRM | PRM | PRM | PRM | PRM |
| Video Rental | | | | | | PRM | PRM | PRM |

Chapter 17.52

RECREATIONAL VEHICLE PARK

Sections:

[17.52.010 Purpose.](#)

[17.52.020 Applicability.](#)

[17.52.025 Residency.](#)

[17.52.030 Siting standards.](#)

[17.52.040 Site development standards.](#)

[17.52.050 Application.](#)

[17.52.060 Annual license.](#)

17.52.010 Purpose.

The recreational vehicle (~~RV~~) park is intended to accommodate the short-term rental of space for individual [recreational vehicles, such as travel trailers and motor homes, and tent trailers, campers, and motor homes](#). Mobile homes, [park model trailers, and tiny homes on wheels](#) are not permitted. All utilities, streets and improvements therein remain in one ownership to comply with the conditions of development. These standards are deemed necessary to ensure uniform, coordinated development of the community and to assure the general health, safety, and welfare of the occupants of the homes that may be located within such a development. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.52.020 Applicability.

No person, company or corporation shall lease, sell, or rent spaces for the placement of recreational vehicles, or develop a new or expand an existing recreational vehicle park, without first obtaining a ~~planned unit development approval and a recreational vehicle park license~~ [Conditional Use Permit \(CUP\)](#) from the city of Cashmere. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.52.025 Residency.

Recreational vehicle parks are intended for short-term residence and recreational activities. The length of stay within a recreational park shall not exceed 14 days per month. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.52.030 Siting standards.

The following minimum criteria shall apply to the siting of a recreational vehicle park:

A. Zoning Requirements. Recreational vehicle parks are allowed only in those zoning districts identified in CMC [17.18.020](#), District use chart, provided a ~~planned unit development CUP~~ approval is obtained in accordance with the applicable provisions of the CMC.

B. Site development area: at least two acres of land area. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1047 § 1, 2004; Ord. 1039 § 1, 2004).

C. Any action toward placement of the unit on a foundation or removal of wheels of a recreational vehicle, except for temporary purposes of repair, is prohibited.

D. No external appurtenances, such as carports, cabanas or patios, may be attached to any recreational vehicle while it is in the park.

17.52.040 Site development standards.

All new, expanded or remodeled recreational vehicle parks shall comply with all the site development standards listed in this section. A binding site plan shall be required and shall show the information contained in CMC [17.52.050](#), and the following minimum standards:

A. Campsite: a minimum of 1,000 square feet of land per campsite, including a paved or gravel pad for parking a recreational vehicle and tow vehicle, where applicable.

B. Campsite density: a maximum of 24 campsites per acre.

C. Service Road Width. All roads within the recreational vehicle park shall have paved travel lanes that meet the following standards:

1. For two-way traffic: ~~each travel lane shall be 11-20-~~feet in width.

2. For one-way traffic: a ~~162-~~foot travel lane.

D. All roads shall be clearly marked and signed for traffic direction and safety.

E. Off-street parking spaces: one extra vehicle parking space for every five campsites.

F. Setbacks. All structures and recreational vehicles shall be set back at least:

1. Front Yard. All recreational vehicle campsites, ~~and structures and accessory~~ structures shall be a minimum of 50 feet from the centerline of all adjacent public streets, or 20 feet from the right-of-way line, whichever is a greater distance.

2. Rear and Side Yards. ~~All recreational vehicle campsites, and structures~~ ~~All dwellings and accessory structures~~ shall be a minimum of 20 feet from any property line adjacent to residential zoned districts, or at least 10 feet from nonresidential zoned properties.

3. From other recreational vehicles ~~or structures~~ at least 15 feet minimum spacing.

G. Utilities. All utilities shall be placed underground, and shall remain the property of the recreational vehicle park owner.

1. Water. All water supplied within the park for washing, bathing, drinking or food preparation shall be obtained from the city water system, ~~or from a community water system meeting the standards of the Washington State Department of Health.~~ Every campsite hookup shall be equipped with an anti-siphoning device. ~~;~~ ~~a~~ All outdoor faucets shall be constructed to prevent contamination from other sources including animals, wastewater or irrigation water.

2. Restrooms Will Be Required. Restroom(s) must be accessible to all residents of the park and within 300 feet of any campsites, ~~and subject to any additional requirements of the Chelan-Douglas health district.~~

3. Wastewater. All wastewater disposals from all sources of sanitation, washing, laundry, bathing facilities and trailer hookups and dump stations shall be connected to the city sewer system. All wastewater hookups shall be constructed with a self-closing lid, and elevated above ground to prevent storm water runoff or floodwaters from entering the wastewater system, ~~and subject to any additional requirements of the Chelan-Douglas health district.~~

4. Solid waste disposal and recycling facilities shall be provided within 300 feet of every campsite, ~~and subject to any additional requirements of the Chelan-Douglas health district.~~

5. Storm water runoff shall be designed and installed in accordance with specifications of the city of Cashmere design standards manual.

H. Landscaping. All areas within the boundaries of the development shall be landscaped in accordance with Chapter [17.56](#) CMC.

1. All natural and artificial barriers, driveways, lawns, trees, buildings, occupied and unoccupied ~~dwelling~~ spaces, recreational and open space areas shall be maintained.

2. The perimeter of the recreational vehicle park shall be enclosed with a fence that is no higher than six feet tall, maximum, except where a natural amenity provides the property boundary.

[I. Accessory Uses. Uses and structures customarily incidental to the operation of an recreational vehicle park are permitted as accessory uses to the recreational vehicle park.](#)

(Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

17.52.050 Application.

The hearing examiner shall review all applications for new, expansion or upgrade of a recreational vehicle through the ~~planned unit development~~-CUP process established in the CMC. All applications shall include the following information, and shall, upon approval, be recorded with the Chelan County auditor as a binding site plan. Applications shall comply with CMC Title [14](#) and shall, at a minimum, include:

- A. Name of the proposed recreational vehicle park, name and address of owner(s).
- B. The legal description of the property, including acreage, and parcel number(s).
- C. A vicinity map clearly showing:
 1. The location of the property, date of application, map scale, north arrow, quarter section, section, township and range.
 2. Existing zoning and adjacent land uses.
- D. The proposed design of the recreational vehicle park, prepared by a licensed engineer or surveyor, showing:
 1. How the standards of CMC [17.52.040](#) will be met.
 2. Each proposed ~~dwelling~~-RV space, with space dimensions and area.
 3. Service roads, parking, and intersections with public streets.
 4. Utilities, with proposed points of connection to the public utilities, and proposed easements for repair and maintenance of the publicly owned portion of the utilities.
 5. Contour elevations as necessary to identify floodplains and/or storm water drainage flow.
 6. Location and dimensions of proposed common open space areas.

7. A landscaping plan for the entire site, including the location of any existing environmentally sensitive areas (wetlands or shorelines, wildlife habitat).

8. Location and dimensions of existing easements.

E. A completed environmental checklist.

F. Management plan. A written management plan shall be submitted for approval as part of the conditional use permit process. It shall include, at a minimum, the proposed management structure, proposed park rules and regulations, and proposed methods to enforce occupancy limitations and other requirements of this chapter.

~~F. Copies of all water rights or certificates that are associated with the property.~~

G. Other information that may be required by the city of Cashmere in order to properly review the proposed recreational vehicle park. (Ord. 1138 § 1 (Exh. A), 2008; Ord. 1097 § 1, 2007; Ord. 1039 § 1, 2004).

~~17.52.060 Annual license.~~

~~In addition to the planned unit development approval, an annual license shall be obtained from the city of Cashmere. Such license shall state the number of approved campsites contained within the boundaries of the development. The license will be issued to the property title holder, contract purchaser, or lease holder, who shall be responsible for full compliance with this chapter. Licenses are transferable. All licenses are valid for the calendar year, expiring December 31st of each year. The annual license fee shall be set by resolution adopted by the Cashmere city council.~~