



STAFF REPORT

MEETING DATE: May 14, 2026

ITEM TITLE, PRESENTER: RV Occupancy and Long-Term Residential Use

RECOMMENDATION: No formal action is required at this time. Staff will continue to incorporate feedback and topics discussed during the Planning Commission meeting, refine supporting reference materials, and prepare additional information for future Planning Commission review and direction.

SUMMARY

The County continues to receive concerns regarding long-term occupancy of recreational vehicles (RVs) on private property outside of approved RV parks and campgrounds. There are generally two primary perspectives regarding this issue.

One perspective is from residents and property owners who oppose long-term RV occupancy in residential and rural areas due to concerns related to property values, sanitation, wastewater disposal, utility connections, fire safety, and overall neighborhood character.

The second perspective comes from residents experiencing housing affordability challenges and limited housing availability. In some cases, individuals and families are utilizing RVs as a form of necessary housing rather than by choice.

There are also several situations that fall between these two positions, including temporary occupancy during home construction, medical hardship situations, agricultural operations, and caretaker housing.

CONSIDERATIONS

Key policy questions include whether temporary/permanent or conditional RV occupancy should be permitted, what minimum health and safety standards should apply to water, septic, and electrical systems, and how existing nonconforming uses should be addressed moving forward.

STAFF RECOMMENDATION

Staff recommends Commission discussion and policy direction to help balance land use compliance, housing affordability, public health and safety, and private property rights. Clear standards and expectations would provide consistency for staff, fairness for property owners, and guidance for future ordinance updates.