

Proposed Amendments to WSMC 17.36 MHR Mobile Home Residential District Executive Summary

The White Salmon Comprehensive Plan was adopted in 2012 and is a long-range plan looking 20 years into the future to address a wide range of goals and objectives relating to land use, transportation, parks, open space, agriculture and rural issues, community facilities, community character and identity, housing and neighborhoods, economic development and other issues. In short, the White Salmon Comprehensive Plan is the centerpiece of our local planning efforts and is intended to guide the day-to-day decisions of the Administrative and Legislative bodies of the City. While all of these elements are important, the land use elements of the White Salmon Comprehensive Plan sets the direction of future growth in a community and is specifically controlled and implemented through zoning development regulations. Therefore, zoning development regulations must be consistent with our Comprehensive Plan as required by WAC 365-196-800.

The City Administrative Staff conducted an assessment of the City's current WSMC Chapter 17.36 Mobile Home Residential Districts (MHR) and identified inconsistencies between certain Comprehensive Plans elements and the fundamental implementation of those elements through zoning development regulations. The following are identified inconsistencies between Comprehensive Plans elements and the current WSMC Chapter 17.36 MHR District.

The housing goals of the City's Comprehensive Plans is to provide locations for a variety of residential uses and dwellings, while minimizing impacts on surrounding uses, to promote diversified residential opportunities for all economic levels. The housing policies of the City's Comprehensive Plan is to protect the quality and character of all designated residential areas and to maintain and protect those designated residential areas from conversion to incompatible and irreversible land uses while providing and encouraging opportunities for all economic income levels, particularly workforce housing. The goals and objectives of the City's Comprehensive Plan are required to be consistently implemented through the City's zoning development regulations.

The intent of a mobile home park zoning is to identify a location to promote and encourage residential opportunities for a particular income level, such as workforce housing, that cannot be accomplished within another zoning classification. The current title and language provided for within WSMC Chapter 17.36 clearly establishes that the intent of the zoning is to provide a mobile home residential district. Subsection (A) of WSMC 17.36.020 conflicts with the intent of the zoning by allowing the addition of site-built homes to be constructed outright within the mobile home residential district. Allowing outright site-built homes within the MHR District is virtually allowing for the potential creation of a hybrid R1 residential zoning, creating an incompatible land use that would ultimately be an irreversible land use displacing affordable housing opportunities for a particular economic income level; similar to Wyers End Development.

By allowing site-built homes in a MHR District, the City is not fulfilling their Comprehensive Plans housing policies to protect the quality and character of all designated residential areas; and to maintain and protect those designated residential areas from conversion to incompatible and irreversible land uses while providing and encouraging opportunities for all economic income levels, particularly workforce housing. The MHR District code does not limit the type of site-built homes or provide for affordable housing thresholds therefore when tenants of mobile homes are displaced, they may not be able to afford the new homes.

In addition to the above concerns, the following bullets identify additional changes to the current MHR District code:

- Site-built single-family dwellings are no longer allowed
- Tiny homes (as defined by the State of Washington) are allowed
- More detailed minimum development standard for new or expanding MHR districts.
- Eviction notice requirements of change of use of closure of MHR districts.
 - Relocation report and plan.
 - Certificate of a completion of relocation report and plan.
 - Notice of provisions
 - Administration Enforce
 - Appeals
 - Closure and Government sponsorship
- Additional requirements for the relocation of manufactured and mobile homes.
- Issuance of placement and building permits
- Homes to be installed in accordance with manufactured recommendation.
- All homes to be tied down.