



**Planning and Zoning Commission Report**  
**Amendment to the City of Sequin Unified Development Code, Section 3.4.3 Land Use**  
**Matrix (Overnight Accommodations-RV Park)**

Pamela Centeno, Director of Planning & Codes presented the amendments. She explained that staff is seeking to amend the Land Use Matrix of the Unified Development Code to allow an RV Park in a Manufactured (M-R) zoning district with a Specific Use Permit. She explained that the City was approached by a property owner who would like to allow RVs in a grandfathered Manufactured Home Park in a M-R zone. She stated that an RV Park is currently only allowed in a Commercial zoning district with an approved Specific Use Permit. Ms. Centeno stated that an RV is not considered a home. However, an RV has multiple uses and can be used as a dwelling as well as a recreational vehicle. She explained the allowable uses in the M-R zoning district. She explained that applicants would be required to seek approval of a Specific Use Permit and provide a site plan to show the layout and details of the RV Park. The Specific Use Permit will also require a public hearing and notification of property owners within 200 ft. of the proposed RV Park to allow adjacent property owners the opportunity to voice any concerns. Staff recommended that the Land Use Matrix be amended to allow a RV Park in the M-R district with an approved Specific Use Permit.

The Commission briefly discussed possible concerns with adjacent property owners. Pamela Centeno advised the Commission that the Specific Use Permit would allow the Commission to approve a Specific Use Permit with conditions to address any concerns.

The regular meeting recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding proposed amendments to Section 3.4.3 Land Use Matrix (Overnight Accommodations-RV Park), Chair Gettig moved that the Planning and Zoning Commission recommend approval of the Amendments to the UDC, Section 3.4.3 Land Use Matrix (Overnight Accommodations-RV Park). Commissioner Spahn seconded the motion. The following vote was recorded:

**RECOMMENDATION TO APPROVE AMENDMENTS TO SECTION 3.4.3 LAND USE MATRIX (OVERNIGHT ACCOMMODATIONS-RV PARK)**

**MOTION PASSED**

**8-0-0**

A handwritten signature in blue ink that reads "Francis Serna".

Francis Serna, Planning Assistant

A handwritten signature in blue ink that reads "PCenteno".

ATTEST: Pamela Centeno, Director of Planning & Codes