

City of College Place, Washington
RESOLUTION NO. 21-019

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON RELATING TO LAND USE AND ZONING; ADOPTING A MORATORIUM ON THE FILING, ACCEPTANCE, PROCESSING, AND/OR APPROVAL OF APPLICATIONS FOR DEVELOPMENT IN AREAS CURRENTLY USED AS MOBILE/MANUFACTURED HOME PARKS; DECLARING AN EMERGENCY; AND ESTABLISHING AN IMMEDIATE EFFECTIVE DATE.

Whereas, the City of College Place is a non-charter code city governed by the rules and regulations of RCW 35A; and

Whereas, the City of College Place regulates land use pursuant to RCW Chapter 36.70A RCW; and

Whereas, the City of College Place is facing increased housing affordability challenges along with the same challenges in the surrounding area; and

Whereas, housing costs disproportionately impact low-income households; and

Whereas, mobile home (aka manufactured homes) parks provide relatively affordable housing to all and in particular, a substantial number of elderly and low-income residents; and

Whereas, the City of College Place has historically had two mobile home parks consisting of approximately 323 lots for mobile/manufactured home unit dwellings; and

Whereas, the two mobile home parks within the City are, or may come, under development pressure and the residents of those parks are at risk of being displaced without alternative housing access; and

Whereas, in the City's most recent land use zoning district regulation, the former district zoned Manufactured Home Parks (MHP) which permitted the land to be used for mobile home dwelling units was changed to the zoning district Multi-Family Residential, (MFR), which permits the land therein to be used for in addition to mobile homes, bed and breakfast inns, cottage housing, co-housing, single dwelling units, duplexes, multiple dwelling units (apartments), townhouses and vacation rentals; and

Whereas, it may be attractive to landowners of mobile/manufactured home parks to redevelop the land to be used as single-family residents, apartments, townhomes, vacation rentals, duplexes, and/or bed and breakfast inns resulting in a relatively significant decrease in the availability of affordable housing within the City; and

Whereas, such a decrease is an immediate detriment to the safety and health of the public and is a public emergency; and

Whereas, a work plan to determine whether alternative development regulations encouraging preservation of affordable housing provided by the market will inform how the City mitigates development pressure and potential displacement of low-income mobile home residents; and

Whereas, a temporary moratorium is necessary to allow the City to develop that work plan and alternative development regulations, if appropriate;

Now therefore, it is hereby resolved by the City Council of the City of College Place, Washington, as follows:

1. Adopts a 12-month moratorium on the filing, acceptance, processing, and/or approval of any application to establish a new principal or accessory use, or change a principal or accessory use, for any site currently used as a mobile home park as defined in the City Municipal Code;
2. Within 60 days of adoption of this moratorium, the City will hold a public hearing before City Council to take testimony and consider adopting further findings; and
3. Exemption from conducting any required regulatory review prior to adopting the moratorium is necessary to prevent new vesting of development rights leading to development that would displace existing mobile home park tenants; and
4. The City shall develop a work plan for development of regulations to address the issues in this resolution and directs the Community Development Department to, in consultation with the City Planning Commission and other such boards and commissions as appropriate, do so by September 30, 2021; and
5. The provisions of this Resolution are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance, or the invalidity of its application to any person or circumstance, does not affect the validity of the remainder of this ordinance or the validity of its application to other persons or circumstances.

Clerical Corrections. The City Clerk is authorized to make necessary clerical corrections to this resolution including, but not limited to, the correction of scrivener's/clerical errors, references, resolution numbering, section/subsection numbers and any references thereto.

Effective Date. This resolution shall take effect and be in full force immediately upon its passage.

PASSED by the City Council of the City of College Place, Washington, this 13th day of April, 2021.

DocuSigned by:
Norma L. Hernández
Norma E. Hernandez, Mayor

Attest:
DocuSigned by:
Lisa R. Neissl
Lisa R. Neissl, CMC
City Clerk