

Agenda
Coulee City Town Council □ Regular Meeting
May 27, 2026 □ 6:30 PM
City Hall □ 501 W. Main Street

Opening Items:

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
- 4: Written Communication:
 - a. Thank You card from Gina Clark
5. Identification of people wishing to address agenda items
Please hold comments regarding the proposed Ordinance until the discussion is called on the agenda
6. Identification of people wishing to address non-agenda items
 - *Please limit presentation to two minutes*
 - *If more time is needed, items can be added to next council meeting agenda*
7. Recognition of EMS personnel in celebration of EMS Appreciation Week

Agenda Approval:

Additions or corrections:

Items to be removed from Consent Agenda for further discussion:

Consent Agenda:

Note: items will be enacted by one motion. If separate discussion is desired, that item may be placed on the regular agenda, with concurrence of the Council. Requests to remove items from the Consent Agenda should be made under the item "Approval of Agenda"

1. Approval of minutes, May 13, 2026, Regular Meeting
2. Approval of vouchers
3. Approval of payroll warrants (May 15)

Council Agenda:

1. Consideration of interagency agreement between the Department of Commerce and the Town of Coulee City for the Periodic Update Grant.
2. Consideration of Agreement for Professional Services with Shea, Carr, and Jewell, Inc. for execution of the Periodic Update Grant.
3. Discussion and Public Input: Draft Ordinance No. 732—Recreational Vehicles
4. Consideration of McEntee Street Progress Estimate#1
5. Consideration of Lift Station Improvements Progress Estimate #3

Adjournment:

Chapter 10.20

RECREATIONAL VEHICLE PARKING

Sections:

- 10.20.010 Purpose.
- 10.20.020 Definitions.
- 10.20.030 Parking – Residential use.
- 10.20.040 Violation – Penalty.

10.20.010 Purpose.

This chapter and the enforcement thereof is deemed expedient to maintain the peace, good government and welfare of the town of Coulee City, and its people, trade, commerce and manufacturers and as a sanitary measure for the proper safeguarding of the public health and safety. (Ord. 468 § 1, 1998).

10.20.020 Definitions.

The terms used in this chapter are defined as follows:

A. "Recreational vehicle" means a vehicular type unit primarily designed for recreational camping, travel, or seasonal use which has its own motive power or is mounted on or towed by another vehicle. The basic entities are: travel trailer, folding camping trailer, park trailer, truck camper, motor home, 5th wheel trailer and multi-use vehicles.

B. "Park trailer" means a vehicular unit which meets the following criteria:

- 1. Built on a single chassis, mounted on wheels;
- 2. Designed to provide seasonal or temporary living quarters which may be connected to utilities necessary for operation of installed fixtures and appliances; and
- 3. A gross trailer area not exceeding 400 square feet in its exterior dimensions, exclusive of roof overhang. (Ord. 468 § 2, 1998).

10.20.030 Parking – Residential use.

A. Recreational vehicles may be stored or parked on the owner's real property within the corporate limits of the town of Coulee City without restriction, and recreational vehicles may be placed on private property within the corporate limits of the town of Coulee City and used for living and/or sleeping purposes for a

period not to exceed 30 consecutive days without restriction.

B. It is unlawful for the owner, operator, lessee or other person in possession or control of any recreation vehicle:

1. To park or cause or permit the same to stand, be parked or remain upon any public street for more than 14 days in any 30-day period.

2. To park, or cause or permit the same to stand, be parked or remain upon any street in such a manner that creates a traffic hazard, or interferes with the street or utility maintenance or repair.

3. To park or cause or permit the same to stand, be parked or remain upon any public street from November 15th through February 28th.

4. To park, or cause or permit the same to stand, be parked or remain upon any alley.

5. To place the same on private property within the corporate limits of the town of Coulee City and use the same as a place of permanent or temporary residence for a period exceeding 30 consecutive days, with the following exceptions:

a. Recreational vehicles legally placed or permitted to be placed for residential purposes within the town of Coulee City at the time of the enactment of the ordinance codified in this chapter shall not be affected by this chapter.

b. Recreational vehicles legally placed or permitted to be placed for residential purposes within the town of Coulee City at the time of the enactment of the ordinance codified in this chapter, together with the real property on which such recreational vehicle is placed or permitted to be placed, may be sold to successive future owners, and this chapter shall not be construed to require removal or replacement of such a recreational vehicle in the event of such a sale.

c. Recreational vehicles legally placed or permitted to be placed for residential purposes within the town of Coulee City at the time of the enactment of the ordinance codified in this chapter may be replaced with another recreational vehicle; provided, that the replacement recreational vehicle was manu-

factured within the five years preceding the date of such replacement; and further provided, that the replacement recreational vehicle is placed on the same real property within 60 days of the removal of the original recreational vehicle.

d. Any person may apply for a conditional use permit to place a recreational vehicle upon private property within the town of Coulee City, where such placement is not otherwise allowed by this chapter. (Ord. 468 § 3, 1998).

10.20.040 Violation – Penalty.

Any person who shall violate or fail to comply with any of the provisions of this chapter shall be guilty of a civil infraction and shall be subject to a civil penalty as follows:

A. For the first offense, a C-9 penalty;

B. For the second offense and each subsequent offense, a C-1 penalty.

Each violation of this chapter shall be a separate offense. (Ord. 685 § 1, 2016; Ord. 468 § 4, 1998).

Chapter 10.24

NO PARKING AREAS

Sections:

10.24.010 Definitions.

10.24.020 Prohibited areas.

10.24.030 Sign posting – Curb painting.

10.24.040 Violation – Penalty.

10.24.010 Definitions.

“Stand” or “standing” means the halting of a vehicle, whether occupied or not, otherwise than temporarily for the purpose of and while actually engaged in receiving or discharging passengers. (Ord. 501 § 1, 2002).

10.24.020 Prohibited areas.

There shall be no parking or standing in any prohibited area upon the streets of the town of Coulee City, including, without limitation, fire lanes, yellow curb zones, crosswalks, or adjacent to fire hydrants. (Ord. 501 § 2, 2002).

10.24.030 Sign posting – Curb painting.

Said prohibited areas within the town of Coulee City shall be marked with signs posted in such an area or by a yellow painted curb in such an area. (Ord. 501 § 3, 2002).

10.24.040 Violation – Penalty.

Violation of this chapter shall be a noncriminal traffic infraction pursuant to CCC 10.04.010 and the Washington Model Traffic Ordinance (Chapter 308-330 WAC). (Ord. 501 § 4, 2002).

Original with
Proposed
Changes

ORDINANCE NO. 732

AN ORDINANCE AMENDING COULEE CITY MUNICIPAL CODE CHAPTER
10.20 OF TITLE 10: **“RECREATIONAL VEHICLE PARKING”**

BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF COULEE CITY, WASHINGTON:

Section 1. Amended. Coulee City Municipal Code Chapter 10.20 titled “Recreational Vehicle Parking” is amended as follows:

Chapter 10.20 Recreational Vehicle Parking and Storage.

Sections:

- 10.20.010 – Purpose.
- 10.20.020 – Definitions.
- 10.20.030 – Parking – Residential Use.
- 10.20.040 – Storage of Certain Vehicles and Components.
- 10.20.050 – Vehicle and Equipment Repair – Residential Use.
- 10.20.060 – Special Permit.
- 10.20.~~040~~ 070 – Violation – Penalty.

10.20.010 – Purpose:

The purpose of this chapter is to preserve the character and safety of city’s neighborhoods by eliminating improperly stored vehicles which may be characterized as nuisances.

This chapter and the enforcement thereof is deemed expedient to maintain the peace, good government and welfare of the Town of Coulee City, and its people, trade, commerce and manufacturers and as a sanitary measure for the proper safeguarding of the public health safety.

10.20.020 – Definitions

The terms used in this chapter are defined as follows:

- A. “Recreational vehicle” means a vehicular type unit primarily designed for recreational camping, travel, or seasonal use which has its own motive power or is mounted on or towed by another vehicle. The basic entities are” travel trailers, folding camping trailer, ~~park trailer~~, truck camper, motor home, 5th wheel trailer, tent trailer, living quarter trailer and multi-use vehicles.
- B. “Park trailer” means a vehicular unit which meets the following criteria:
 - 1. Built on a single chassis, mounted on wheels;
 - 2. Designed to provide seasonal or temporary living quarters which may be connected to utilities necessary for operation of installed fixtures and appliances; and
 - 3. A gross trailer area not exceeding 400 square feet in its exterior dimensions, exclusive of roof overhang.

- C. “Commercial vehicle” means any motor vehicle where the principal use is transportation of commodities, merchandise, produce, freight, vehicles, animals or passengers for hire. Commercial vehicles are primarily used in construction, providing a service, or farming, including but not limited to bulldozers, backhoes, tractors and cranes. A typical home use pickup truck or passenger van with a commercial logo on the side shall not be considered a commercial vehicle under this definition.
- D. “Designated driveway” means the clearly defined roadway leading from the street that is surfaced by asphalt, concrete, gravel, bricks pavers or similar material not to exceed thirty feet (30’) in width, or otherwise as shown on approved site plans. Where there is curb and gutter at the street, the driveway must have an approved curb cut.
- E. “Front yard” means the area as defined in Section 18.40.050 (A)
- F. “Improved parking surface” means a parking surface such as concrete, asphalt, pavers, brick or other similar surface. Gravel or crushed rock may be used in the side or rear yards, and the front yard as it extends from the side yard. The parking surface shall be continuous from a designated driveway. Gravel or crushed rock shall be contained and shall not be allowed to migrate and shall be vegetation free. Material used for the improved parking surface shall be a minimum of two inches (2”) in thickness and shall be at least the same area as the drip edge of the vehicle.
- G. “Inoperable vehicle” means a vehicle is defined in subsection (I.) of this section except that it is not licensed or does not operate in the manner it was intended.
- H. “Junk vehicle” means a vehicle is certified under RCW 46.55.230 as meeting at least three (3) of the following requirements: is three (3) years old or older, is extensively damaged, such damage including but not limited to any of the following: a broken window or windshield, or missing wheels, tires, motor, or transmission; is apparently inoperable; has an approximate fair market value equal only to the approximate value of the scrap in it.
- I. “Owner” means any person owning property as shown on the real property records on Grant County or on the last assessment roll for taxes, and shall also mean any lessee, tenant, or other person having control or possession of the property
- J. “Property” means land all buildings and structures located thereon.
- K. “Vacant property” means and lot, tract, or tax identification parcel which lacks and habitable structures.
- L. “Vehicle” means a currently licensed motorized or non-motorized conveyance that includes, but is not limited to, an automobile, car, truck, camper, motorcycle, trailered boat, trailered personal water craft, trailered snowmobile, or recreational vehicle, trailer of any type in operable condition, and may or may not be intended for use on public roadways or waterways.

10.20.030 Parking – Residential use.

- A. ~~Recreational vehicles may be stored or parked on the owner’s real property within the corporate limits of the Town of Coulee City without restriction, and recreational vehicles may be placed on private property within the corporate limits of the Town of Coulee City and used for living and/or sleeping purposes for a period not exceed 30 consecutive days without restriction.~~

B.A. It is unlawful for the owner, operator, lessee, or other person in possession or control of any recreational vehicle:

~~1. To park or cause or permit the same to stand, be parked or remain upon any public street for more than 14 days in any 30 day period.~~

~~2. 1. To park, cause or permit the same to stand, be parked or remain upon any street in such a manner that creates a traffic hazard, or interferes with the street or utility maintenance or repair.~~

~~3. To park, or cause or permit the same to stand, be parked or remain upon any public street from November 15th through February 28th.~~

~~4. 2. To park, cause or permit the same to stand, be parked or remain upon any alley.~~

~~5. To place the same on private property within the corporate limits of the Town of Coulee City and use the same as a place of permanent or temporary residence for a period exceeding 30 consecutive days, with the following exceptions:~~

~~a. Recreational vehicles legally placed or permitted to be placed for residential purposes within the Town of Coulee City at the time of the enactment of the ordinance codified in the chapter shall not be affected by this chapter.~~

~~b. Recreational vehicles legally placed or permitted to be placed for residential purposes within the Town of Coulee City at the time of the enactment of the ordinance codified in the chapter, together with the real property on which such recreational vehicle is placed or permitted to be placed, may be sold to successive future owners, and this chapter shall not be constructed to require removal or replacement of such a recreational vehicle in the event of such sale.~~

~~c. Recreational vehicles legally placed or permitted to be placed for residential purposes within the Town of Coulee City at the time of enactment of the ordinance codified in this chapter may be replaced with another recreational vehicle; provided, that the replacement recreational vehicle was manufactured within the five years preceding the date of such replacement; and further provided, that the replacement recreational vehicle is placed on the same real property, within 60 days of the removal of the original recreational vehicle.~~

~~d. Any person may apply for conditional use permit to place a recreational vehicle upon private property within the Town of Coulee City, where such placement is not otherwise allowed by this chapter.~~

Operating a vehicle-oriented business is prohibited. The property owner shall ultimately be responsible for maintaining the property in compliance with this chapter.

10.20.040 – Storage of Certain Vehicles and Components:

Storage of vehicles on residential use properties shall be allowed as follows:

A. Vehicles may be kept or located in or under any lawfully permitted building such as a garage or other structure.

B. Vehicles may be parked or stored outside on an improved parking surface or designated driveway provided they are a stored in the following manner.

1. Vehicles such as cars, pickup trucks, motorcycles, recreational vehicles, camp trailers, trailered vehicles, trailered boats, or one (1) enclosed utility or cargo type trailer with dimensions of no more than six feet (6') wide by twelve feet (12') long that are licensed for

use on public roads may be parked in front yard only on an approved designated driveway or on a City approved surface parallel to a designated driveway.

2. A trailer other than an enclosed utility or cargo type trailer attached to a car or pickup truck may be temporarily parked for a period of forty-eight (48) hours in a front yard as set forth in this chapter so long as it remains attached to the car or pickup truck.

3. All other allowed vehicles must be parked in a side or rear yard. Vehicles parked in a side yard or in a rear yard shall be parked on an improved parking surface.

4. Up to three (3) vehicles such as recreational vehicles, enclosed utility or cargo type trailers with the dimensions of no more than six feet (6') wide by twelve feet (12') long, trailered boats, any other trailer, loaded or unloaded, may be parked or stored; provided, that only one (1) type of each vehicle is allowed on any one (1) piece of property.

C. Any and all trailers, loaded or unloaded, except as otherwise allowed in this chapter, or vehicles that are not licensed for use on public roads, may be stored only in a side yard or rear yard of the property on an improved parking surface.

D. Inoperable vehicles outside a structure that are entirely intact, not considering a junk vehicle nor a public nuisance, shall not be stored on property for a period exceeding thirty (30) days. Working on such vehicles shall comply with section 8.40.080 (C)

E. It is unlawful for any person to park a commercial vehicle on any property within a residential area as follows:

1. Commercial vehicle with a gross weight of twelve thousand (12,000) pounds or more; or

2. Truck, trailer, or other motor vehicle which causes a clear view triangle obstruction see CCMC 18.40.120

F. The provision of this chapter shall not apply to any motor vehicle, trailer or truck parked or left standing shall not extend beyond the time necessary for the loading or unloading.

G. No vehicles, commercial or recreational vehicles, including semi-trucks and trailers, shall be parked or stored on vacant property.

H. Vehicles used in a demolition derby may be stored or parked only in totally enclosed, permitted structures.

10.20.050 – Vehicle and Equipment Repair - Residential Use

All servicing, repairing, assembly, wrecking, modifying, restoring, or otherwise working on any vehicle on any residential use premises shall be subject to the following terms:

A. Work shall be limited to the repair and maintenance of vehicles, equipment or other conveyance currently registered as specified in the Washington Vehicle Code to the occupant or a member of the occupant's family. This limitation precludes auto repair on residential premises by any commercial entity.

B. Work on inoperable vehicle shall be limited to no more than one (1) vehicle at any one time.

C. Work shall only take place within an enclosed structure or in an area screened from public view, except that minor servicing, repairing, or otherwise working on a vehicle may be performed outside an enclosed structure or in an area screened from public view so long as the vehicle is parked on a designated driveway or improved parking surface and the service, repair, or work is completed within forty-eight (48) hours.

D. Work shall take place only after the hours of seven (7) a.m. and before the hour of ten (10) p.m.

- E. Work shall not take place in a public-right-away.
- F. Parts, equipment, or other supplies shall be kept within an enclosed structure or in an area that is screened from public view and shall be kept in a manner that is not in violation in of CCMC 8.32.
- G. No work or condition shall create a nuisance as defined in CCMC 8.32.
- H. Upon completion of all work allowed by this section, the owner shall clean the property of all debris, oil, grease, gasoline, cloths, rags, equipment, and material used in the work and shall leave the property in such a condition that no hazard to persons or property remain.

10.20.060 – Special Permit:

Recognizing there may be Circumstances that exist for an owner which exceeds the requirements of this ordinance, the City Council may issue a special permit allowing a variance from the requirements set forth by this ordinance. If the City Council grants a request for a special permit, it shall be issued to the owner, as defined in this chapter, and shall not be transferable to other parties or properties and may be revoked at any time the criteria are no longer met. In the granting of variances for the special permit, the City Council shall find that the following criteria have been met:

- A. The vehicles do not violate any other sections of the Coulee City Municipal Code.
- B. Vehicles are appropriately licensed, operable and in good repair.
- C. The grant of special permits does not impair the health, welfare, character, or safety of the neighborhood.

10.20.040 070 –Violation – Penalty.

Any person who shall violate or fail to comply with any of the provisions of this chapter shall be guilty of a civil infraction and shall be subjected to a civil penalty as follows:

- A. For the first offense, a C-9 penalty in any 12 month period, a written warning;
- B. For the second offense and each subsequent offense, a C-1 penalty in any 12 month period a C-9 penalty.
- C. For the third offense and each subsequent offense, in any 12 month period, a C-1 penalty.

~~Each violation of this chapter shall be a separate offense.~~

Failure to comply shall be an additional infraction, and it shall be an additional infraction for each day that a property owner fails to comply. See maximum total in CCMC 1.12.030.

Section 2. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance, or the application of the provision to other persons or circumstances is not affected.

Section 3. Effective date. This ordinance shall be in full force and effect upon its passage and publication of its summary as provided by law.

Passed by the Town Council of the Town of Coulee City, Washington, this 14th day of January, 2026.

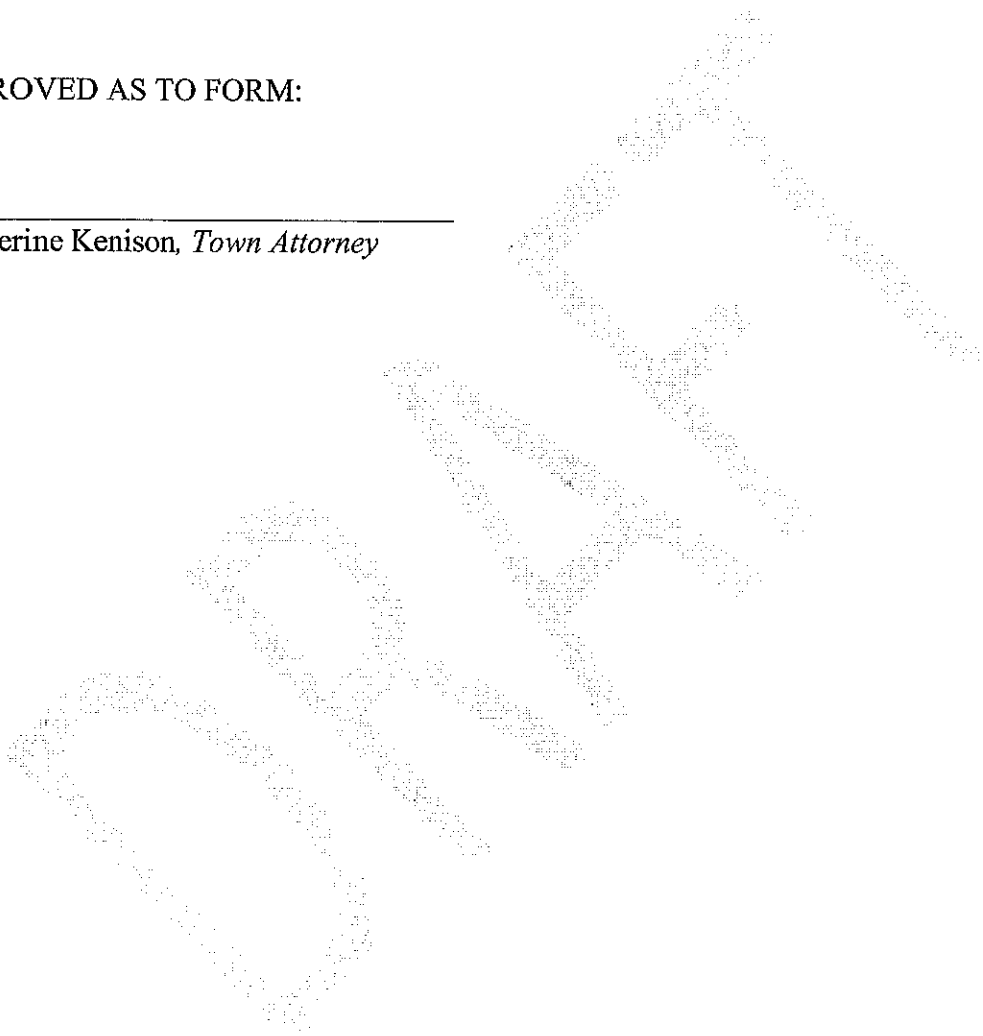
Don Rushton, Mayor

ATTEST:

Natalie Garrett, *Clerk/Treasurer*

APPROVED AS TO FORM:

Katherine Kenison, *Town Attorney*



Clean Copy
Draft as amended

ORDINANCE NO. 732

AN ORDINANCE AMENDING COULEE CITY MUNICIPAL CODE CHAPTER
10.20 OF TITLE 10: "RECREATIONAL VEHICLE PARKING"

BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF COULEE CITY, WASHINGTON:

Section 1. Amended. Coulee City Municipal Code Chapter 10.20 titled "Recreational Vehicle Parking" is amended as follows:

Chapter 10.20 Recreational Vehicle Parking and Storage.

Sections:

- 10.20.010 – Purpose.
- 10.20.020 – Definitions.
- 10.20.030 – Parking – Residential Use.
- 10.20.040 – Storage of Certain Vehicles and Components.
- 10.20.050 – Vehicle and Equipment Repair – Residential Use.
- 10.20.060 – Special Permit.
- 10.20.070 – Violation – Penalty.

10.20.010 – Purpose:

The purpose of this chapter is to preserve the character and safety of city's neighborhoods by eliminating improperly stored vehicles which may be characterized as nuisances.

This chapter and the enforcement thereof is deemed expedient to maintain the peace, good government and welfare of the Town of Coulee City, and its people, trade, commerce and manufacturers and as a sanitary measure for the proper safeguarding of the public health safety.

10.20.020 – Definitions

The terms used in this chapter are defined as follows:

- A. "Recreational vehicle" means a vehicular type unit primarily designed for recreational camping, travel, or seasonal use which has its own motive power or is mounted on or towed by another vehicle. The basic entities are" travel trailers, folding camping trailer, ~~park trailer~~, truck camper, motor home, 5th wheel trailer, tent trailer, living quarter trailer and multi-use vehicles.
- B. "Park trailer" means a vehicular unit which meets the following criteria:
 - 1. Built on a single chassis, mounted on wheels;
 - 2. Designed to provide seasonal or temporary living quarters which may be connected to utilities necessary for operation of installed fixtures and appliances; and
 - 3. A gross trailer area not exceeding 400 square feet in its exterior dimensions, exclusive of roof overhang.

- C. "Commercial vehicle" means any motor vehicle where the principal use is transportation of commodities, merchandise, produce, freight, vehicles, animals or passengers for hire. Commercial vehicles are primarily used in construction, providing a service, or farming, including but not limited to bulldozers, backhoes, tractors and cranes. A typical home use pickup truck or passenger van with a commercial logo on the side shall not be considered a commercial vehicle under this definition.
- D. "Designated driveway" means the clearly defined roadway leading from the street that is surfaced by asphalt, concrete, gravel, bricks pavers or similar material not to exceed thirty feet (30') in width, or otherwise as shown on approved site plans. Where there is curb and gutter at the street, the driveway must have an approved curb cut.
- E. "Front yard" means the area as defined in Section 18.40.050 (A)
- F. "Improved parking surface" means a parking surface such as concrete, asphalt, pavers, brick or other similar surface. Gravel or crushed rock may be used in the side or rear yards, and the front yard as it extends from the side yard. The parking surface shall be continuous from a designated driveway. Gravel or crushed rock shall be contained and shall not be allowed to migrate and shall be vegetation free. Material used for the improved parking surface shall be a minimum of two inches (2") in thickness and shall be at least the same area as the drip edge of the vehicle.
- G. "Inoperable vehicle" means a vehicle is defined in *subsection (I.)* of this section except that it is not licensed or does not operate in the manner it was intended.
- H. "Junk vehicle" means a vehicle is certified under RCW 46.55.230 as meeting at least three (3) of the following requirements: is three (3) years old or older, is extensively damaged, such damage including but not limited to any of the following: a broken window or windshield, or missing wheels, tires, motor, or transmission; is apparently inoperable; has an approximate fair market value equal only to the approximate value of the scrap in it.
- I. "Owner" means any person owning property as shown on the real property records on Grant County or on the last assessment roll for taxes, and shall also mean any lessee, tenant, or other person having control or possession of the property
- J. "Property" means land all buildings and structures located thereon.
- K. "Vacant property" means and lot, tract, or tax identification parcel which lacks and habitable structures.
- L. "Vehicle" means a currently licensed motorized or non-motorized conveyance that includes, but is not limited to, an automobile, car, truck, camper, motorcycle, trailered boat, trailered personal water craft, trailered snowmobile, or recreational vehicle, trailer of any type in operable condition, and may or may not be intended for use on public roadways or waterways.

10.20.030 Parking – Residential use.

- A. It is unlawful for the owner, operator, lessee, or other person in possession or control of any recreational vehicle:
 1. To park, cause or permit the same to stand, be parked or remain upon any street in such a manner that creates a traffic hazard, or interferes with the street or utility maintenance or repair.
 2. To park, cause or permit the same to stand, be parked or remain upon any alley.

Operating a vehicle-oriented business is prohibited. The property owner shall ultimately be responsible for maintaining the property in compliance with this chapter.

10.20.040 – Storage of Certain Vehicles and Components:

Storage of vehicles on residential use properties shall be allowed as follows:

- A. Vehicles may be kept or located in or under any lawfully permitted building such as a garage or other structure.
- B. Vehicles may be parked or stored outside on an improved parking surface or designated driveway provided they are stored in the following manner.
 - 1. Vehicles such as cars, pickup trucks, motorcycles, recreational vehicles, camp trailers, trailered vehicles, trailered boats, or one (1) enclosed utility or cargo type trailer with dimensions of no more than six feet (6') wide by twelve feet (12') long that are licensed for use on public roads may be parked in front yard only on an approved designated driveway or on a City approved surface parallel to a designated driveway.
 - 2. A trailer other than an enclosed utility or cargo type trailer attached to a car or pickup truck may be temporarily parked for a period of forty-eight (48) hours in a front yard as set forth in this chapter so long as it remains attached to the car or pickup truck.
 - 3. All other allowed vehicles must be parked in a side or rear yard. Vehicles parked in a side yard or in a rear yard shall be parked on an improved parking surface
 - 4. Up to three (3) vehicles such as recreational vehicles, enclosed utility or cargo type trailers with the dimensions of no more than six feet (6') wide by twelve feet (12') long, trailered boats, any other trailer, loaded or unloaded, may be parked or stored; provided, that only one (1) type of each vehicle is allowed on any one (1) piece of property.
- C. Any and all trailers, loaded or unloaded, except as otherwise allowed in this chapter, or vehicles that are not licensed for use on public roads, may be stored only in a side yard or rear yard of the property on an improved parking surface.
- D. Inoperable vehicles outside a structure that are entirely intact, not considering a junk vehicle nor a public nuisance, shall not be stored on property for a period exceeding thirty (30) days. Working on such vehicles shall comply with section 8.40.080 (C)
- E. It is unlawful for any person to park a commercial vehicle on any property within a residential area as follows:
 - 1. Commercial vehicle with a gross weight of twelve thousand (12,000) pounds or more; or
 - 2. Truck, trailer, or other motor vehicle which causes a clear view triangle obstruction see CCMC 18.40.120
- F. The provision of this chapter shall not apply to any motor vehicle, trailer or truck parked or left standing shall not extend beyond the time necessary for the loading or unloading.
- G. No vehicles, commercial or recreational vehicles, including semi-trucks and trailers, shall be parked or stored on vacant property.
- H. Vehicles used in a demolition derby may be stored or parked only in totally enclosed, permitted structures.

10.20.050 – Vehicle and Equipment Repair - Residential Use

All servicing, repairing, assembly, wrecking, modifying, restoring, or otherwise working on any vehicle on any residential use premises shall be subject to the following terms:

- A. Work shall be limited to the repair and maintenance of vehicles, equipment or other conveyance currently registered as specified in the Washington Vehicle Code to the occupant or a member of the occupant's family. This limitation precludes auto repair on residential premises by any commercial entity.
- B. Work on inoperable vehicle shall be limited to no more than one (1) vehicle at any one time.
- C. Work shall only take place within an enclosed structure or in an area screened from public view, except that minor servicing, repairing, or otherwise working on a vehicle may be performed outside an enclosed structure or in an area screened from public view so long as the vehicle is parked on a designated driveway or improved parking surface and the service, repair, or work is completed within forty-eight (48) hours.
- D. Work shall take place only after the hours of seven (7) a.m. and before the hour of ten (10) p.m.
- E. Work shall not take place in a public-right-away.
- F. Parts, equipment, or other supplies shall be kept within an enclosed structure or in an area that is screened from public view and shall be kept in a manner that is not in violation in of CCMC 8.32.
- G. No work or condition shall create a nuisance as defined in CCMC 8.32.
- H. Upon completion of all work allowed by this section, the owner shall clean the property of all debris, oil, grease, gasoline, cloths, rags, equipment, and material used in the work and shall leave the property in such a condition that no hazard to persons or property remain.

10.20.060 – Special Permit:

Recognizing there may be Circumstances that exist for an owner which exceeds the requirements of this ordinance, the City Council may issue a special permit allowing a variance from the requirements set forth by this ordinance. If the City Council grants a request for a special permit, it shall be issued to the owner, as defined in this chapter, and shall not be transferable to other parties or properties and may be revoked at any time the criteria are no longer met. In the granting of variances for the special permit, the City Council shall find that the following criteria have been met:

- A. The vehicles do not violate any other sections of the Coulee City Municipal Code.
- B. Vehicles are appropriately licensed, operable and in good repair.
- C. The grant of special permits does not impair the health, welfare, character, or safety of the neighborhood.

10.20. 070 –Violation – Penalty.

Any person who shall violate or fail to comply with any of the provisions of this chapter shall be guilty of a civil infraction and shall be subjected to a civil penalty as follows:

- A. For the first offense, a C-9 penalty in any 12 month period, a written warning;
 - B. For the second in any 12 month period a C-9 penalty.
 - C. For the third offense and each subsequent offense, in any 12 month period, a C-1 penalty.
- Failure to comply shall be an additional infraction, and it shall be an additional infraction for each day that a property owner fails to comply. See maximum total in CCMC 1.12.030.

Section 2. If any provision of this ordinance or its application to any person or circumstance

is held invalid, the remainder of the ordinance, or the application of the provision to other persons or circumstances is not affected.

Section 3. Effective date. This ordinance shall be in full force and effect upon its passage and publication of its summary as provided by law.

Passed by the Town Council of the Town of Coulee City, Washington, this ____ day of _____, 2026

Don Rushton, *Mayor*

ATTEST:

Jenifer Huffman, *Clerk/Treasurer*

APPROVED AS TO FORM:

Julie Norton, *Town Attorney*