

Discovery Bay Women's Club

Request for Action (RFA)

This form may be used to:

- communicate information to the Park/Facilities/Office Manager about items that may need improvement or repairs in common areas at DBR
- share with the Board of Directors ideas, concerns, suggestions or questions about any aspect of Park life, DBWC rules, or current policies and practices

In order for this RFA to be placed on the next Board Meeting Agenda, it must be submitted to the office at least one week prior to the monthly Work Session (generally the 3rd Thursday of every month, but check the DBWC calendar on the website to confirm). RFA's which do not require Board discussion or action will be forwarded to the Park/Facilities Manager or appropriate Committee for attention.

Once complete, please place this form in the inbox on the business office door.

Anyone who submits an RFA requiring discussion with the Board is asked to attend the Work Session and Board Meeting where her RFA will be discussed.

Date 4/3/2026 Name Sherri Ponder Site # 54

Repair Needed, Request, Suggestion, Idea, Concern, Question:

LARC standards/rules are being reviewed.
A question came up about RV placement being 2.5 ft or 5 ft from site line.
I reached out to Jefferson County for applicable code and was pointed to Section 18.20-350 JCC.
RV requirements in 18.20-350(6) JCC.
Upon review there is no specification on distance between RVs. (See Attached email string).

I am requesting DBR living structures be 2.5 feet from site line. DBWC Members
Please weigh in. I'll accept what the members want!

Response to Member by _____ Date _____

From: Sherri Poindexter

sherri.poindexter95@gmail.com

Subject: Re: Spacing between RVs

Date: Apr 3, 2026 at 9:41:52 AM

To: Penny Rand penrand@gmail.com

Cc: Kena Warrick biskit77@gmail.com, Kate Blagdon kblagdon@icloud.com, Marianne Nolte noltemarianne@gmail.com, Julia Aegerter jjaegerter@gmail.com, Deb Wertz dswertz@gmail.com, Michelle Patton DBR Michelle.m.patton@gmail.com, swnartin29@gmail.com, DBR Gale Swafford swaffordgale5@gmail.com, Jolda Reed jolda72@gmail.com, Judith Wright judith464@gmail.com

Bcc: musgroves05@gmail.com

Hi Penny,

You stated that seasonal and year round should be the same. Then I submit it should be 2.5 feet on each side of the line and I don't see a reason not to allow Park Models to be 2.5 feet from the line. It isn't an impediment to Fire Fighters gaining access. It isn't an impediment to workers having access to utilities. What exactly is the Safety Issue you feel exists in the difference between 2.5 and 5 feet from the line? Have there been safety issues with "Seasonal RVs" being 2.5 feet from the line? For that matter have there been safety issues with any RV being 2.5 feet from the line?

In terms of livability I am not aware of anyone having an issue

with hearing the neighbors that are less than 10 feet away, other than your complaining about the back up beep on my golf cart, which I am not willing to turn of due to safety reasons. As you I know I have tried to accommodate the risk of waking Tru by backing in during the day so that I if I have to leave before 7AM quiet time end I do so without "beeping."

My concerns are for everyone being able to live here safely and 2.5 feet from the line does not prevent being safe. Have you considered if someone falls and is yelling for help the lesser distance could be beneficial to someone hearing them call?

I understand this is a non-conforming RV park and yet when I

asked the county (the actual authority) they pointed me to the code I forwarded to the group. If you have some other County Code you'd like me to review please provide it.

Just because we can be more restrictive doesn't mean we should be more restrictive.

We need to do what it is the best interest of all the residents not just the few that are fortunate enough to have a large lot or multiple lots.

I believe if the LARC committee and the Board go down the path of making rules that are more restrictive it will reinforce the "sentiment" that those with "more" continue to get "their

way." I was "warned" about this "favoritism" when I moved here and really hope this isn't how we choose to proceed.

You mentioned this is a conversation that needs to occur and on that we agree so I will be putting in an RFA to make the distance from the line 2.5 on each site. Respectfully I request that LARC not take further action until the community has an opportunity to weigh in. If the community says 5 foot then I will accept that. Likewise I'd request if the community says 2.5 that the LARC Committee and the BOD accept that.

Thanks,

Sherri

Sent from my iPhone

On Apr 3, 2026, at 8:56 AM, Penny Rand
<penrand@gmail.com> wrote:

I added Joida and Judith to this thread.

Sherri, your email has initiated a conversation that we need to have.

Kena's point about livability is important to all of us, along with compliance with safety and building codes. We are not a commercial RV park. From the CC&Rs: **The Resort is currently a lawful, non-conforming RV park, not a campground nor manufactured or mobile home park. The LARC standards address the irregular size and shapes of our sites and yet they clearly state the placement requirements. Limitation of size, or shape, of a lot is accepted by the leaseholder as a condition of use.**

LARC Standard 6.4 "Please note that not all Sites are adequately sized to accommodate full-sized Park Models/ Park Trailers/Tiny Homes. Park Trailers, Park Models, and Tiny Homes, and RVs parked Year-Round, must be placed within the following limits: "...

These Standards are based on Jefferson County Building Development Codes for Rural Residential zoning. As a non-conforming park, it is even more important that we follow the legal standards.

We have issues with enforcing standards;

- a. The permit may comply with the standards but installations are not supervised and once a unit is in place, unlikely anyone will force a move or even complain about it.
- b. Rules are interpreted differently by the committee members.
- c. Codes have changed over the last 30 years and residents may decide they can adjust the setbacks since others have done so.

d. Lot lines can move over time if not maintained.

I hope that we can address encroachment and help residents understand the reason for the standards. When Marianne and I were siting the trailer on 66 we found that the boards defining the line between 66 and 65 were skewed well into 66. We fixed the boards and the resident was appreciative. Could we have inspections and advise residents of issues and help them correct problems? Instead of being seen as adversaries, LARC could be the resource that residents use to help them maintain and beautify their places.

I agree that there should be no difference between full-time and seasonal, and setbacks should comply with LARC

Standards. We are likely going to see more large residential units coming in as time goes on.

Setbacks are minimum safety limits, not flexible spacing guidelines. All structures, including slide-outs, must meet the full required setback to protect safety and infrastructure.

On Apr 2, 2026, at 8:25 PM, Kena Warrick
<biskit77@gmail.com> wrote:

I've been thinking about this. Of course we can always have more restrictive rules than the county. I just think that we need to consider having only five feet between two houses where people are playing their music, snoring, watching tv at a high volume, etc. Right now our Standard 6.4.1 A says year round structures need to be 10 feet apart. The rule for seasonal is 2 feet from the property line. I for one think we need consistency between seasonal and year round and I don't think bedrooms should be

only 5 feet apart, no matter what the county says.

On Apr 2, 2026, at 2:46 PM, Sherri Poindexter <sherri.poindexter95@gmail.com> wrote:

Hi all,

I was driving last week while Sherri M was on the LARC zoom meeting when the question of 2.5 foot or 5 foot from site line came up.

As is my nature, I checked the Jefferson County Code and couldn't find anything on placement within the RV park.

As I understands it, hearsay, the spacing is to allow Fire Fighters to be able to move between residences.

Since I couldn't find anything I reached out to the county and the response I got is below. I reviewed the section referenced and still did not see any specific spacing between RVs on a site.

As many of the sites are small and further limited by being a parallelogram rather than

a rectangle. I request the spacing between RVs be 5 foot (2.5 on each side is the dividing line) which would allow easy access for Fire Fighters.

Thanks in advance for your consideration.

Sherri Poindexter
(208-866-9704)

Sent from my iPhone

Begin forwarded message:

From: Greg Ballard <GBallard@co.jefferson.wa.us>

Date: April 2, 2026 at 10:47:46 AM PDT

To: sherri.poindexter95@gmail.com

Subject: FW: Spacing between RVs

RV Parks in the Rural Areas are subject to the Small Scale Tourist Rec standards found in [Section 18.20.350 JCC](#).

RV parks requirements are in 18.20.350(6) JCC

Let me know if you have any questions.

Thanks

Greg Ballard (he/his)
Jefferson County DCD
Development Code Administrator
gballard@co.jefferson.wa.us
(360) 379-4454

From: Vince Maniaci <VCManiaci@co.jefferson.wa.us>

Sent: Thursday, April 2, 2026 10:28 AM

To: Greg Ballard <GBallard@co.jefferson.wa.us>

Subject: Fw: Spacing between RVs

From: Sherri Poindexter <sherri.poindexter95@gmail.com>

Sent: Sunday, March 29, 2026 12:44 PM

To: Vince Maniaci <VCManiaci@co.jefferson.wa.us>

Subject: Spacing between RVs

ALERT: BE CAUTIOUS This email originated outside the organization. Do not open attachments or click on links if you are not expecting them.

Hi,

I'm trying to find where the county code addresses spacing between RVs in an RV park. I've searched on spacing, easement, feet, distance and can't seem to find what I'm looking for. I would appreciate any advice you can give on where to look and/or what code addresses this. Thanks in advance for your assistance!

Sherri [208-866-9704](tel:208-866-9704)

Sent from my iPhone

<1 Table 3-1 JCC 18.15.040.pdf>