

Villages of Garrison Creek: Parking, Traffic, Sidewalks, and Vehicles

PARKING AREAS AND GARAGES:

Many streets within the Villages are narrow and must accommodate pedestrians as well as vehicles and access by emergency vehicles. In addition, there are no curbs and irrigation along streets is easily damaged if vehicles drive or park on the grass. Owners are responsible that all family members, guests, and tenants abide by these regulations.

- 1) For safety and general aesthetics of the Villages, it is preferred that Homeowners' and/or occupants' vehicles be garaged overnight and not parked in driveways or on parking pads.
- 2) Street parking should comply with applicable College Place and Washington State standards, including but not limited to no parking:
 - a) Blocking vehicular or pedestrian traffic or traffic visibility.
 - b) Within 20 feet of an intersection.
 - c) Within 30 feet of a stop sign, yield sign, or traffic control signage.
 - d) Within 15 feet of a fire hydrant.
 - e) On sides of streets designated for no parking.
 - f) On any bi-directional street narrower than 28' (e.g., Garrison Village Way) to ensure adequate clearance for emergency vehicle access.
 - g) In front of or obstructing access to mailboxes.
- 3) There shall be no overnight parking on streets except by permit authorized by the ARC or their representative in a Village. Such vehicles must display a valid "Temporary Parking Permit". Subject to the restrictions above, permits shall be granted for:
 - a) Medical reasons including overnight care givers.
 - b) Overnight guests when driveways or parking pads cannot reasonably accommodate a vehicle.
 - c) RVs in front of a resident's house for up to 72 hours or four days per month while loading and offloading. RVs, boats, trailers, and any additional vehicles must be stored offsite at all times. Hydraulic jacks should never be deployed on streets to avoid pavement damage. Under no circumstances may guests or residents reside in a camper or motorhome anywhere within the Villages.
- 4) Vehicles must never be driven or parked on grassy areas anywhere in the Villages due to the high risk of damage to sod, landscape features, sidewalks, sprinklers, waterlines, and other infrastructure which may be located in and/or under those grassy areas. Community maintenance volunteers and/or paid contractors shall comply with this rule whenever possible and if they find it necessary to drive a vehicle onto grassy areas, they must have a spotter outside the vehicle to assist them to avoid causing damage, and must utilize load spreading mats (sheets of plywood, a minimum of ¾-inches) to avoid damaging existing infrastructure.
- 5) Whenever possible, a warning shall be issued to improperly parked vehicles, however:
 - a) Illegally parked vehicles which require removal because they present a safety hazard (e.g., a vehicle that is parked in such a way that first responders cannot get past the vehicle, or it obscures a fire hydrant) will be done so at the owner's or operator's expense.
 - b) After two warnings per lot, repeat offenders of improperly parked vehicles may be issued a fine or the vehicle may be removed at the owner's or operator's expense.

Sidewalks, Trails, and Other Vehicles:

- 1) Motorized vehicles, except wheelchairs, are prohibited on all sidewalks and walking trails.
- 2) Bicycles, scooters, skateboards, and similar vehicles are prohibited on all walking trails, including paths to bridges. Wheelchairs, walkers, strollers, and training bikes under adult supervision are permitted.
- 3) Bicycles are permitted on the Garrison Way sidewalks and must yield to pedestrians including mobility assistance devices.
- 4) Motorized vehicles on streets must abide by traffic regulations. Adult supervision is required for all motorized vehicles for children or any person without a valid driver license.

----- Notes for Discussion -----

Policy for parking pads in V1/V2 (elsewhere?) the pull-outs in V8: by permit, 48 hours, by adjacent owner, or phase agreement?

Consultation with City Attorney Rea Culwell) and Police Chief Troy Tomaras state, “the City cannot enforce HOA parking requirements on a private street”. If we wish to enforce, we will need to define, document, approve, and distribute to all members.

Reference:

- CP Muni code 10.12 – Stopping, Standing, and Parking
- WA RCW 46.61.570 (et.al.)
- 308-330 WAC - WASHINGTON MODEL TRAFFIC ORDINANCE
- International Fire Code (IFC)

Objectives:

- Allow driveway parking in accordance with CP requirements for PFD and accommodate loss of overflow parking.
- Clarify general parking standards and reference city and state standards to allow possibility of CP jurisdiction for some enforcement on our private streets.
- Identify when overnight street parking is allowed.

Current LUS (PARKING AREAS AND GARAGES):

- 1) Homeowners’ and/or occupants’ vehicles will be garaged overnight. Homeowners and/or occupants may not park in driveways, parking pads or in the street overnight. Driveways and parking pads may be used for daytime parking only.
- 2) Overnight guests shall park in driveways or parking pads or designated parking areas but shall not park in the street. A guest may park in a driveway or on a parking pad for a maximum of 14 days within a 30 day period but may not park overnight in the street. Guest vehicles shall display a valid “Temporary Parking Permit” on dashboard of vehicle; such permits are available from ARC or a designated homeowner within the concerned Phase.
- 3) Vehicles must never park on grass as vehicle will break sprinkler heads, interrupting irrigation and requiring repair.
- 4) RVs may be parked on the street or driveway in front of a house for up to 72 hours or four days per month while loading and off-loading by residents. RVs, boats, trailers, and additional vehicles must be kept offsite. Under no circumstances may guests or residents reside in a camper or motorhome within the Villages.
- 5) The short term gravel parking area off Garrison Village Way is provided as temporary parking for residents and guests. The lot is not for storing trailers, RV’s, boats, commercial vehicles, or vehicles that are rarely used. The lot is to be used only for temporary parking of vehicles driven on a daily basis by homeowners and occupants.