



City of Yamhill
A small taste of Oregon

Planning Commission Meeting Packet

September 21, 2026
6:30 p.m.

STAFF REPORT

TO: Yamhill Planning Commission

FROM: Walt Wendolowski, Contract City Planner

SUBJECT: Planning File CA2602 - Temporary Dwellings

DATE: September 14, 2026

I. BACKGROUND

- A. APPLICANT: City of Yamhill.
- B. PROPERTY LOCATION: The application affects all residential zoned property.
- C. REQUEST: The City seeks to amend the Yamhill Municipal Code establishing new regulations for the use of temporary dwellings. Exhibit “B” includes the specific language.
- D. DECISION CRITERIA: Yamhill Development Code; Section 10.132.060 to Section 10.320.100.

II. APPLICATION SUMMARY

- A. Title 10, Chapter 10.84 establishes the requirements for temporary structures (see Attachment “A”). There are three parts: an introduction (10.84.010), use of mobile dwellings as temporary structures (10.84.020), and using a recreational vehicle as a temporary residence (10.84.030).
- B. During their July 2026 meeting the Planning Commission discussed potential changes to these regulations. Attachment “B” contains the proposed new language considered by the Commission at their August 2026 meeting. The following summarizes the proposed language.

- 1. Section 10.08.010. The proposal revises the definition section by eliminating the outdated terms “trailer (travel or vacation)” and “travel trailer parks” and including two new definitions: “recreational vehicle parks” and “park model recreational vehicle (PMRV).” Note the term “trailer” mirrors the existing term “recreational vehicle.” For this reason, RV parks replace the term “trailer park.”

The new PMRV term reflects a recent trend in RVs. These units are much larger than a typical RV, often have a loft area with stairs, and designed for long-term stays. The language follows state law and specifically includes the following phrase: *A park model recreational vehicle is not a*

manufactured home or mobile home by ODOT by rule. While an RV park allows PMRVs, a PMRV is not a single-family home nor may qualify as one.

2. Chapter 10.84. The language changes the title, and purpose statement (Section 10.84.010), “Temporary Structures” to “Temporary Dwellings” to better reflect the purpose of the Chapter.
 3. Section 10.84.02. This revised Section 10.84.020 prohibits the use of a residential trailer, recreational vehicle (including park models), mobile home, manufactured home, or prefabricated dwelling unit as a temporary dwelling in the City of Yamhill. As noted at the July meeting, current standards do not require the installation of a driveway, provisions for off-street parking, drainage improvements, or similar improvements otherwise required for a new dwelling on single-family lot. Locating a temporary dwelling, connecting to city services, then removing the dwelling is expensive. This gives little incentive for an owner to follow through with the six-month limit. Enforcement of the current provisions also places a financial burden on the City.
 4. Section 10.84.030. RVs may be a temporary guest quarter or residence under certain conditions:
 - a. Section 10.84.030(A) - Guest Facility. Proposed regulations are similar to current ones, in that there is a 30-day limit for the use of an RV as guest quarters, and during this stay, the RV must be dependent on the residence for bathroom facilities. The only difference between current and proposed regulations is that a permit must be issued prior to locating the RV. The regulations permit up to two 30-day permits within a calendar year. Further, the language prohibits the use of a PMRVs as a guest facility.
 - b. Section 10.84.030(B) – Temporary Residence. Regulations allow the use of an RV as a temporary dwelling during the construction of a residence. The proposed rules mirror the existing regulations with two exceptions. First, there is a one-time permit processed through a Type I application. The permit remains valid for the duration of the building permit. Second, within 30 days of an occupancy permit, the owner must either remove the RV from the site or store on site in compliance with the City Code.
- C. The City submitted the required amendment notification to the Department of Land Conservation and Development. As of the date of this hearing, the DLCD offered no comment on the request.
- D. This action amends the Development Code for the City. The current document does not identify a specific process to amend the Development Code language.

However, provisions in Section 10.132.060 address changes to the Comprehensive Plan text. In the review, the City used these provisions as the language addresses text changes to a planning document.

III. FINDINGS

- A. Section 10.132.060. Only the City Council or Planning Commission may initiate a text amendment. Section 10.48.120 also notes this requirement.

FINDINGS: Consistent with this requirement, the Commission initiated the proposed text amendment with support from the City Council.

- B. Section 10.132.070 states the Planning Commission shall conduct a public hearing for a proposed Comprehensive Plan amendment and shall submit a recommendation to the City Council. The City Council shall then conduct a public hearing on the proposed Comprehensive Plan amendment. If the decision of the Council is contrary to the Planning Commission's decision, the Council shall refer the proposal back to the Planning Commission for further review. The Planning Commission and Council must make written findings of its decision, and if the Council approves the Comprehensive Plan amendment, such action shall be confirmed by resolution.

FINDINGS: The amendment will follow the above noted procedure. The purpose of the hearing is for the Commission to review the request and provide a recommendation to the City Council.

- C. Section 10.132.080 outlines the application procedure, specifically requiring compliance with Section 10.128.030(C).

FINDINGS: This application complies with the above noted requirements.

- D. Section 10.132.090 identifies the required findings (i.e., decision criteria) to support a proposed amendment. The Planning Commission and City Council shall analyze the following points and, in a written form, incorporate such findings in their decision:

1. 10.132.090(A) - That there is a public need for a Comprehensive Plan amendment.

FINDINGS: The Commission recognized current temporary dwelling regulations may adversely impact residential areas. This may occur through residential use of a site without property facility connections, methods to control erosion, or installing appropriate improvements such as driveway aprons and driveways. Therefore, prohibiting a temporary dwelling on residential property protects the public health and safety.

There is still a need to allow use of a recreational vehicle on a temporary basis. Their use as guest quarters will continue with the change focusing on requiring permits before placement. Use of an RV as a residence during construction of a home may continue. The change will now require a one-time Type I application review instead of monthly hearings before the City Council. The Commission sees this as a way to streamline the process and reduce administrative costs.

2. 10.132.090(B) - That there was an error in the original Comprehensive Plan.

FINDINGS: In this case, the Commission found the regulations, as group, were inconsistent with the intent of providing reasonable uses for a temporary dwelling.

3. 10.132.090(C) - That there is a need to change the currently adopted Comprehensive Plan.

FINDINGS: As noted, the Commission noted current regulations are inadequate or have created adverse impacts, thereby requiring a change to the Code.

4. 10.132.090(D) - That there is an inadequacy of other comparatively planned and/or zoned land currently available to satisfy the public need.

FINDINGS: This subsection does not apply as the proposal does not alter existing zoning.

5. 10.132.090(E) - That the property proposed to be changed is the best property available for the Comprehensive Plan amendment.

FINDINGS: This subsection also does not apply as the proposal does not alter existing zoning.

6. 10.132.090(F) - That the proposed Comprehensive Plan amendment is in conformance with all statewide goals, and any applicable street, highway, and/or utility plans for the area.

FINDINGS: The proposed amendments address specific regulations on location and use of temporary dwellings. These changes do not conflict with the statewide land use goals.

7. 10.132.090(G) - That the proposed property is adequate in size and shape to facilitate those uses allowed in the proposed zone upon adoption of the Comprehensive Plan amendment.

FINDINGS: This subsection does not apply as the proposal addresses regulations on location and use of temporary dwellings and does not consider a specific property.

8. 10.132.090(H) - That the proposed property is properly related to streets and highways to adequately serve the type of traffic that will be generated by the uses in the proposed zone upon adoption of the Comprehensive Plan amendment.

FINDINGS: This subsection does not apply as the proposal addresses changes to temporary dwelling regulations and does not change allowed uses within the various zones and therefore associated traffic impacts.

9. 10.132.090(I) - That the proposed Comprehensive Plan amendment will have no adverse effect on abutting property or the permitted uses thereof.

FINDINGS: The Commission considered the current impact of the regulations and determined the amendments will reduce adverse impacts on public health and safety.

- E. Section 10.132.100 notes the amendments shall be effective upon the passage of the ordinance by the City Council changing the Plan. This is a procedural matter that applies if the Council approves the changes.

IV. RECOMMENDATION

City staff finds the proposal complies with the identified criteria and recommends the Planning Commission recommend the City Council approve the proposed Development Code amendments contained in Attachment "B."

V. PLANNING COMMISSION ACTION

- A. The Planning Commission has the following options:
 1. Recommend City Council approval of the proposed amendments, adopting findings contained in the staff report;
 2. Recommend City Council approval of the proposed amendments, adopting modified findings; or
 3. Recommend City Council reject the proposed amendments, establishing findings as to why the application fails to comply with the decision criteria; or
 4. Continue the hearing to a date and time certain.
- B. Staff will prepare and Order for the Chair's signature.

ATTACHMENT A – CURRENT REGULATIONS TEMPORARY STRUCTURES

§ 10.84.010. Purpose.

The purpose of Chapter 10.84 is to provide requirements for temporary structures.

§ 10.84.020. Use of Mobile, Manufactured or Prefabricated Dwelling Units as Temporary Structures.

A mobile, manufactured, or prefabricated dwelling unit in the City of Yamhill placed on an individual lot and used as a temporary dwelling shall comply with the following provisions:

- (A) The unit shall have a water closet and lavatory.
- (B) The unit shall be connected to City water and sewer.
- (C) The unit shall be placed to comply with any yard requirements of the zoning district in which it is located.
- (D) No accessory structures shall be allowed.
- (E) No unit shall be established on any lot in the City of Yamhill unless the same shall have been manufactured not more than five years prior to the date sought for installation.
- (F) Other conditions as required by the Planning Official.
- (G) The fee for a Unit Placement Permit shall be as set forth in Chapter 10.128. A Unit Placement Permit shall be issued for a period of six months maximum. A new application, fee, permit and approval shall be required each succeeding six-month period. A Unit Placement Permit may be revoked in accordance with the provisions of Chapter 10.128. The permit authorizes the City to perform the work set forth in the permit and place a lien against the property for the cost of the work in the event the owner fails to accomplish the work within 15 days of the issuance of the permit. The City shall have the right to foreclose against any lien made by it in accordance with the provisions of State law.

10.84.030. Use of a Recreational Vehicle as Guest Quarters or Temporary Residence.

A recreational vehicle in the City of Yamhill placed on an individual lot and used as a temporary residence shall comply with the following provisions:

- (A) Usage of a recreational vehicle will be permitted as guest quarters not in the main building, provided such quarters are, and remain dependent upon the main building for bathroom facilities, and the guest facilities are not used for residential purposes. There shall be a time limit of 30 days for such usage after which an RV Permit must be obtained for each succeeding 30-day period, with notification to the City Council before issuance of a second permit. (See Chapter 10.72 regarding location.)
- (B) Usage of a recreational vehicle will be permitted as a temporary residence on an individual lot during construction of a home with the following conditions:
 - (1) The recreational vehicle shall only be occupied by the owner of the lot on which the recreational vehicle is located.
 - (2) The recreational vehicle shall be placed upon the lot on which a building permit for a housing unit has been obtained.
 - (3) Satisfactory progress in the opinion of the Building Official must be made

- toward the completion of the housing unit.
- (4) The recreational vehicle shall be connected to City water and sewer service.
- (5) The recreational vehicle shall be placed to comply with any yard requirements of the zoning district in which it is located.
- (6) Other conditions as required by the Planning Official.
- (C) The fee for an RV Permit shall be as set forth in Chapter 10.128. An RV Permit shall be issued for a period of one month maximum. A new application, fee, permit and approval shall be required each succeeding one-month period. An RV Permit may be revoked in accordance with the provisions of Chapter 10.128. The permit authorizes the City to perform the work set forth in the permit and place a lien against the property for the cost of the work in the event the owner fails to accomplish the work within 15 days of the issuance of the permit. The City shall have the right to foreclose against any lien made by it in accordance with the provisions of State law.

ATTACHMENT B – PROPOSED AMENDMENTS

- E. Amend Section 10.08.010 (old language ~~stricken~~ new language underlined):

~~"Trailer (travel or vacation)" means a vehicle or structure equipped with wheels for highway use that is intended for human occupancy, which is not being used for residential purposes and is being used for vacation and recreational purposes.~~

~~"Travel trailer parks" means an area containing one or more spaces designed for the temporary parking and convenience of travel trailers and similar recreational vehicles.~~

"Recreational vehicle parks" means an area containing one or more spaces designed for the temporary parking and convenience of recreational vehicles, including park model RVs.

"Park model recreational vehicle (PMRV)" means a specific type of recreational vehicle in compliance with ORS 803.036 that: (1) is designed for use as temporary living quarters; (2) is built on a single chassis mounted on wheels; (3) has a gross trailer area of 400 square feet or less; (4) is more than eight and one-half feet wide; (5) complies with any manufacturing standards recognized by the Oregon Department of Transportation (ODOT) as applicable to PMRVs. A park model recreational vehicle is not a manufactured home or mobile home by ODOT by rule.

- F. Replace Chapter 10.84 in its entirety with the following:

TEMPORARY DWELLINGS

§ 10.84.010. Purpose.

The purpose of Chapter 10.84 is to provide requirements for the placement of temporary dwellings within the City.

§ 10.84.020. Use of Residential Trailers, Mobile, Manufactured or Prefabricated Dwelling Units as Temporary Dwellings.

The City shall prohibit the use of a residential trailer, recreational vehicle (including park models), mobile home, manufactured home, or prefabricated dwelling unit as a temporary dwelling.

§ 10.84.030. Use of a Recreational Vehicle as Guest Quarters or Temporary Residence.

- (A) Guest Facilities. The City shall permit the use of a recreational vehicle (excluding park model) as temporary guest quarters on the same lot as an existing residence and subject to the following:
- (1) Such quarters remain dependent upon the residence for bathroom facilities.
 - (2) There shall be a time limit of 30 days and require a Temporary RV

Permit issued by the City before locating the RV.

- (3) No more than two permits shall be issued for the same property during a calendar year.

(B) Temporary Residence During Construction. The City shall permit the use of a recreational vehicle (including park model) as a temporary residence on an individual lot during construction of a home subject to approval of a Type I review. Such use shall be subject to the following requirements:

- (1) The recreational vehicle shall only be occupied by the owner of the lot on which the recreational vehicle is located.
- (2) The recreational vehicle shall be placed upon the lot on which a building permit for a housing unit has been obtained.
- (3) Satisfactory progress in the opinion of the Building Official must be made toward the completion of the housing unit.
- (4) The recreational vehicle shall be connected to City water and sewer service.
- (5) The recreational vehicle shall be placed to comply with any yard requirements of the zoning district in which it is located.
- (6) Unless otherwise stored on site per provisions in Section 10.72.070, the recreational vehicle shall be removed from the site within 30-days of receiving a certificate of occupancy for the residence.

STAFF REPORT

TO: Yamhill Planning Commission

FROM: Walt Wendolowski, Contract City Planner

SUBJECT: Planning File CPCA 26-03 - Comprehensive Park System Master Plan

DATE: September 14, 2026

I. BACKGROUND

- A. **APPLICANT:** City of Yamhill.
- B. **REQUEST:** The City seeks to amend the recreational element of the Yamhill Comprehensive Plan, adopting the new 2026 Parks Master Plan. In addition, the City seeks to amend the City Municipal Code establishing new regulations for developing parks identified in the Master Plan. Exhibit “A” includes the specific language.
- C. **DECISION CRITERIA:** Yamhill Development Code; Section 10.132.060 to Section 10.320.100.

II. APPLICATION SUMMARY

- A. The City adopted a parks plan in 2004, with the Comprehensive Plan Recreation Element providing a summary of the findings. The City recently embarked on a project to update the previous park master plan. This Staff Report reviews the proposed Master Plan document and outlines Plan and Code amendments to implement the Plan. Attachment “A.” includes recommended changes.
- B. The proposed Master Plan document contains seven chapters. The first three introduce the purpose of the document (Chapter 1), address relevant supporting documents (Chapter 2), and evaluate the status of the park system (Chapter 3). Chapter 4 is the community needs assessment. In addition to the identified Council priorities, the community survey identified the following preferences:
- Funding priorities should focus on improving existing park infrastructure.
 - Trail improvements including connections throughout the City.
 - Accessible playgrounds.
 - Shade structures.
 - Rental/community spaces to support larger gatherings/events.

Recommendations in Chapter 5 included the following:

- Update the park ordinance regulations.
- Create a vegetation management plan.
- Develop a memorandum of understanding with the School District regarding

- public use of District spaces.
 - Set standards for private funding of sports fields (e.g., booster club).
- C. There were 10 specific recommendations for Beulah Park, primarily removing and/or updating outdated facilities. The major project was the creation of an 8,000 square-foot community building. Total estimated costs for all projects is an estimated \$3.0 - 3.2 million. Jane Heinrich Park would receive similar upgrades to the facilities, with the 15 suggested improvements totaling \$1.74 million. The five planned upgrades for the James Calhoun Park totaled \$40,500. Finally, the Plan recommended other potential improvements such as creating a trail system and a natural area along the floodway.
- D. The proposed action items reflect the community's desire to upgrade existing facilities, by the replacement of worn-out structures and modernizing the facilities. Total estimated costs for the 31 identified improvements is \$4.8-4.9 million. The Plan also identifies potential sources of funding and recommended implementation priorities. The reality of parks planning is that the City cannot, nor will not, complete every recommended action. However, the City can only obtain outside funding if a master plan is in place.

III. PROPOSED AMENDMENTS

- A. Adopting the Parks Plan requires an amendment to the Comprehensive Plan. The Parks Plan is a "findings" document providing support to the Goals and policies adopted by the City. The consultant noted that the existing goals and policies remain valid and did not propose specific language for new policies as many of the proposed implementing measures (e.g., vegetative maintenance) are not planning related. The only recommended change is to replace the findings section with the following new language:

The City hereby adopts the 2026-2046 City of Yamhill Comprehensive Park System Master Plan as a supporting document to the Goals and Policies of the Recreation Element of the City's Comprehensive Plan.

By doing so, the Park Plan supports the Comprehensive Plan's existing Goal and Policies.

- B. While the plan identifies some potential park development outside the existing park system (e.g., a natural area along a floodway) the Parks Plan emphasis is on upgrading the existing park property. These are detailed improvements and provide a strategy for future development. For this reason, it did not appear appropriate to require new land use applications for these identified park improvements – creation of the master plan effectively addressed need and design. Therefore, staff suggests not requiring a site development review to implement the identified improvements, provided the improvements conform to the

Park Master Plan. The City would only review modifications or additions to the Master Plan.

- C. The City submitted the required amendment notification to the Department of Land Conservation and Development. As of the date of this hearing, the DLCDD offered no comment on the request.
- D. This action amends both the City's Comprehensive Plan and Development Code. While the current Code identifies a procedure to amend the Comprehensive Plan, it does not identify a specific process to amend the Development Code language. However, provisions in Section 10.132.060 address changes to the Comprehensive Plan text. In the review, the City used these provisions as the language addresses text changes to a planning document.

IV. FINDINGS

- A. Section 10.132.060. Only the City Council or Planning Commission may initiate a text amendment. Section 10.48.120 also notes this requirement.

FINDINGS: Consistent with this requirement, the City Council initiated the proposed text amendment as part of the process to adopt the Parks Master Plan. The Commission initiated revisions to the Development Code.

- B. Section 10.132.070 states the Planning Commission shall conduct a public hearing for a proposed Comprehensive Plan amendment and shall submit a recommendation to the City Council. The City Council shall then conduct a public hearing on the proposed Comprehensive Plan amendment. If the decision of the Council is contrary to the Planning Commission's decision, the Council shall refer the proposal back to the Planning Commission for further review. The Planning Commission and Council must make written findings of its decision, and if the Council approves the Comprehensive Plan amendment, such action shall be confirmed by resolution.

FINDINGS: The amendment will follow the above noted procedure. The purpose of the hearing is for the Commission to review the request and provide a recommendation to the City Council.

- C. Section 10.132.080 outlines the application procedure, specifically requiring compliance with Section 10.128.030(C).

FINDINGS: This application complies with the above noted requirements.

D. Section 10.132.090 identifies the required findings (i.e., decision criteria) to support a proposed amendment. The Planning Commission and City Council shall analyze the following points and, in a written form, incorporate such findings in their decision:

1. 10.132.090(A) - That there is a public need for a Comprehensive Plan amendment.

FINDINGS: The City recently embarked on a project to update the 2004 park master plan. This was necessary as the City has changed over the last 22 years and found the current plan outdated. Adoption of the new document updates the status of the park system, incorporates community concerns, identifies preferred changes to the City parks, and provides a financial basis for implementing the plan. Further, Code amendments ensure the as anticipated by providing “super-siting” authority to bypass site development review procedures for park improvements that conform to adopted plan.

2. 10.132.090(B) - That there was an error in the original Comprehensive Plan.

FINDINGS: In this case, the current plan is no longer relative due to its age.

3. 10.132.090(C) - That there is a need to change the currently adopted Comprehensive Plan.

FINDINGS: As noted, the Council (and Commission) noted the current Master Plan document is inadequate requiring the updating of material.

4. 10.132.090(D) - That there is an inadequacy of other comparatively planned and/or zoned land currently available to satisfy the public need.

FINDINGS: This subsection does not apply as the proposal does not alter existing zoning.

5. 10.132.090(E) - That the property proposed to be changed is the best property available for the Comprehensive Plan amendment.

FINDINGS: This subsection also does not apply as the proposal does not alter existing zoning.

6. 10.132.090(F) - That the proposed Comprehensive Plan amendment is in conformance with all statewide goals, and any applicable street, highway, and/or utility plans for the area.

FINDINGS: The proposed Plan amendment provides guidelines for the developing the park system in the future. Proposed Code amendments

support the new Master Plan by allowing fast-tracking identified park improvements.

7. 10.132.090(G) - That the proposed property is adequate in size and shape to facilitate those uses allowed in the proposed zone upon adoption of the Comprehensive Plan amendment.

FINDINGS: This subsection does not apply as the proposal addresses changes to the master park plan and its implementation and does not change allowed uses within the various zones.

8. 10.132.090(H) - That the proposed property is properly related to streets and highways to adequately serve the type of traffic that will be generated by the uses in the proposed zone upon adoption of the Comprehensive Plan amendment.

FINDINGS: This subsection does not apply as the proposal addresses changes to the master park plan and its implementation and does not alter allowed uses and associated traffic impacts within the various zones.

9. 10.132.090(I) - That the proposed Comprehensive Plan amendment will have no adverse effect on abutting property or the permitted uses thereof.

FINDINGS: The Master Plan addresses properties currently zoned and/or developed for park use.

- E. Section 10.132.100 notes the amendments shall be effective upon the passage of the ordinance by the City Council changing the Plan. This is a procedural matter that applies if the Council approves the changes.

V. RECOMMENDATION

City staff finds the proposal complies with the identified criteria and recommends the Planning Commission recommend the City Council approve the proposed amendments to the City Comprehensive Plan and Development Code amendments contained in Attachment "A". The Commission may make two separate motions.

VI. PLANNING COMMISSION ACTION

- A. The Planning Commission has the following options:
 1. Recommend City Council approval of the proposed amendments, adopting findings contained in the staff report;
 2. Recommend City Council approval of the proposed amendments, adopting modified findings; or

3. Recommend City Council rejecting the proposed amendments, establishing findings as to why the application fails to comply with the decision criteria.
 4. Continue the hearing to a date and time certain.
- B. Staff will prepare and Order for the Chair's signature.

ATTACHMENT A
Proposed Amendments to the City of Yamhill
Comprehensive Plan and Municipal Code.

A. Comprehensive Plan Amendment

Replace the “Findings” section of the Recreation Element of the City of Yamhill Comprehensive Plan (1999) with the following new language:

The City hereby adopts the 2026-2046 City of Yamhill Comprehensive Park System Master Plan as a supporting document to the Goals and Policies of the Recreation Element of the City’s Comprehensive Plan.

B. Municipal Code, Title 10 Amendments

Replace the noted subsection item in its entirety with the following new language:

R-1 Zone

§ 10.12.040. Uses Requiring Site Development Review.

- (D) Parks, except that open space and parks identified in the adopted 2026-2046 City of Yamhill Comprehensive Park System Master Plan, and developed in accordance to the Parks Plan, are exempt from this requirement.

R-2 Zone

§ 10.16.040. Uses Requiring Site Development Review.

- (E) Parks, except that open space and parks identified in the adopted 2026-2046 City of Yamhill Comprehensive Park System Master Plan, and developed in accordance to the Parks Plan, are exempt from this requirement.

R-3 Zone

§ 10.20.040. Uses Requiring Site Development Review.

- (F) Parks, except that open space and parks identified in the adopted 2026-2046 City of Yamhill Comprehensive Park System Master Plan, and developed in accordance to the Parks Plan, are exempt from this requirement.

RM Zone

§ 10.21.040. Uses Requiring Site Development Review.

- (G) Parks, except that open space and parks identified in the adopted 2026-2046 City of Yamhill Comprehensive Park System Master Plan, and developed in accordance to the Parks Plan, are exempt from this requirement.

RLC Zone

§ 10.24.040. Uses Requiring Site Development Review.

- (H) Parks, except that open space and parks identified in the adopted 2026-2046 City of Yamhill Comprehensive Park System Master Plan, and developed in accordance to the Parks, are exempt from this requirement.

C-3 Zone

§ 10.28.040. Uses Requiring Site Development Review.

- (A) Public Facilities Overlay Zone uses, including municipal service facilities, public service facilities, and public park and recreation areas. Open space and parks identified in the adopted 2026-2046 City of Yamhill Comprehensive Park System Master Plan, and developed in accordance to the Parks Plan, are exempt from this requirement.

L-I Zone

§ 10.32.040. Uses Requiring Site Development Review.

- (A) Public Facilities Overlay Zone uses, including municipal service facilities, public service facilities, and public park and recreation areas. Open space and parks identified in the adopted 2026-2046 City of Yamhill Comprehensive Park System Master Plan, and developed in accordance to the Parks Plan, are exempt from this requirement.

E-I Zone

§ 10.34.040. Uses Requiring Site Development Review.

- (A) Public Facilities Overlay Zone uses, including educational facilities, municipal service facilities, public service facilities, and public parks and recreation areas. Open space and parks identified in the adopted 2026-2046 City of Yamhill Comprehensive Park System Master Plan, and developed in accordance to the Parks Plan, are exempt from this requirement.