BEFORE THE YAMHILL PLANNING COMMISSION
Planning File CA 26-02

In the Matter of the	)	
	)	
Application of	)	1. Code Amendment – Temporary Dwellings
	)	
City of Yamhill	)	

ORDER OF RECOMMENDATION

I. NATURE OF THE APPLICATION

This matter comes before the Yamhill Planning Commission on the application of the City of Yamhill to amend Title 10 of the Municipal Code establishing new regulations for Temporary Dwellings.

II. GENERAL INFORMATION

A. Location

The application affects residential property in the City.

B. Background Information

The City seeks to amend the Yamhill Municipal Code establishing new regulations for the use of temporary dwellings. Exhibit "A" includes the specific language.

III. PUBLIC HEARING

A. Planning Commission Action

On September 21, 2026, the Planning Commission conducted a public hearing on the application. At the conclusion of the hearing, the Planning Commission voted to recommend City Council approval of the amendments, finding the proposal complied with the applicable decision criteria in Title 10 of the Yamhill Municipal Code.

B. City Council Action

The Yamhill City Council will conduct a second public hearing on the request at a date and time to be determined.

IV. FINDINGS OF FACT-GENERAL

The Yamhill Planning Commission, after careful consideration of the testimony and evidence in the record, adopts the following general Findings of Fact:

A. The applicant is the City of Yamhill.

B. The application affects residential property in the City.

C. The request amends the Yamhill Municipal Code by establishing new regulations establishing new regulations for the use of temporary dwellings. Exhibit "A" includes the specific language.

D. The review and recommendation shall be based on provisions in the Yamhill Development Code; Section 10.132.060 to Section 10.320.100.

V. APPLICATION SUMMARY

A. Title 10, Chapter 10.84 establishes the requirements for temporary structures. 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. Exhibit "A" contains the proposed new language considered by the Commission at their August 2026 meeting. The following summarizes the material.

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 The proposal revises the definition section by eliminating the outdated terms "trailer (travel or vacation)" and "travel trailer parks" and including two new definitions: "recreational vehicle parks" and "park model recreational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 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 on vacant property. 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 home or repair of an uninhabitable 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 the September Commission 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.

VI. 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 or repair 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 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.

VII. DECISION AND RECOMMENDATION

Based on the above findings, the Planning Commission finds the proposal complies with the applicable decision criteria and hereby recommends City Council approval of the proposed text amendments contained in Exhibit "A."

VIII. CITY COUNCIL HEARING

This Order appears as a matter of record. The Yamhill City Council will conduct a separate hearing at a date and time to be determined.

APPROVED BY A 4-0 VOTE OF THE YAMHILL PLANNING COMMISSION ON THE 21st DAY OF SEPTEMBER 2026.

DATED at Yamhill, Oregon, this 23rd day of September, 2026.

SIGNED: _____ 9/23/2026
Shawn Freilinger, Chairperson Date

ATTEST: _____ 9/28/2026
Angela Fowler, City Recorder Date

Exhibit A

A. 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.

B. 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 on vacant land.

§ 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, placement of a manufactured home, or repairs to an uninhabitable residence. This action requires a Type I review and 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.