

**LCDC Technical Assistance Grant – A Housing Implementation Plan
STAFF REPORT**

To: Greg Thelen, Chair
Port Orford Planning Commission

From: Crystal Shoji, AICP; City Planner

Date: January 31, 2024

Subject: DRAFT Revisions – For Review by Planning Commission August 2, 2022

- ✓ Proposed new code language appears in **BOLD** font.
- ✓ Language that would be removed from our current code is shown with cross outs.
- ✓ Language that already exists within our code where there is no expectation for change is included in regular font (no bold or cross outs).
- ✓ Explanatory comments by Planner are shown in *italics*.

Existing and Proposed RV and RV Park Code Language

17.40.30 Definitions

~~“Recreational vehicle” means a vacation trailer or self-propelled vehicle or structure designed for frequent or constant highway use and for vacation recreational purposes, but not for normal residential purposes, and may be equipped with plumbing, sink or toilet.~~

“Recreational vehicle” means a vehicle with or without motive power that is designed for use as temporary living quarters and as further defined by rule by the Oregon Director of Transportation. This definition was never in our code. It is the only state definition that I can find. It does not fit our purposes as a general definition because the State of Oregon has now passed laws that permit RV’s as permanent housing as long as they are in an RV park, while this refers to “temporary living quarters”

“Recreational vehicle park”, as defined in ORS 197, means a place where two or more recreational vehicles, ~~camping vehicles or trailers~~ are located within five hundred (500) feet of one another on a lot, tract or parcel of land under common ownership and having as its primary purpose, the renting of space and related facilities for charge or fee, or the provision of space for free in connection with securing the patronage of a person. **“Recreational vehicle park” does not mean an area designated only for picnicking or overnight camping; or a manufactured dwelling park or mobile home park. In addition to the City of Port Orford Conditional Use Permit, Oregon State Building Codes has authority for plan review and construction of recreational vehicle parks.**

Proposed Modifications to Zoning Districts

17.12.010 Residential (1-R)

C. Conditional Uses Permitted. In a 1-R zone, the following uses and their accessory uses are permitted when authorized in accordance with Chapter 17.32, **Conditional Uses**.

4. Recreational vehicle temporarily used to relieve a hardship for a period to exceed twelve (12) months. *See Chapter 8.20, Siting Permits for Recreational Vehicle Occupation.*

17.12.20 Residential (2-R)

C. Conditional Uses Permitted. In a 2-R zone, the following uses and their accessory uses are permitted when authorized in accordance with Chapter 17.32, **Conditional Uses**.

5. Recreational vehicle temporarily used to relieve a hardship for a period to exceed twelve (12) months. *See Chapter 8.20, Siting Permits for Recreational Vehicle Occupation.*

17.12.030 Commercial zone (4-C)

C. Conditional Uses Permitted. In a 4-C zone, the following uses and their accessory uses are permitted when authorized in accordance with Chapter 17.32, Conditional Uses.

1. Mobile home park ~~and/or recreational vehicle park;~~
2. **Recreational vehicle park;**

Renumber the remaining uses in the existing code to accommodate the separation of Mobile home park and Recreational Vehicle park;

17.12.040 Industrial zone (5-I)

8. Trailer or camping vehicle park. *There is no definition in our code for this. I provided definitions from Oregon Codes Division (Building Codes) below for clarity.*

Oregon Codes Division,
Chapter **918-650-0005**
Definitions

(11) "Picnic Park." See Recreation Park.

(12) "Recreation Park" as defined in ORS 446.310 means an area designated by the person establishing, operating, managing or maintaining the same as being for picnicking or overnight c to, areas open to use free of charge or through payment of a tax or fee or by virtue of rental, lease, license, membership, association or common ownership. Recreation park includes, but is not limited to, areas divided into two or more lots, parcels, units or other interests for purposes of such use. As further defined in these rules,

a recreation park includes, but is not limited to, a “campground,” a “picnic park,” or a “recreational vehicle park”:

(a) “Campground” means a recreation park which provides facilities and space for tents, tent vehicles, or camping vehicles;

(b) “Picnic Park” means a recreation park which is for day use only and provides no recreational vehicle or overnight camping spaces;

(c) “Recreational Vehicle Park” means a plot of land upon which two or more recreational vehicle sites are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreational or vacation purposes. *This definition from building codes also does not comply with the law that permits RV’s in a park for permanent housing.*

Chapter 17.16, Supplementary Provisions

17.16.070 Recreational Vehicle (RV) Parks

17.16.070 Applicability *(17.16.070 is currently Natural Hazards; it should be renumbered to Chapter 17.14)*

The City may not prohibit the placement or occupancy of a recreational vehicle or impose any limit on the length of occupancy of a recreational vehicle, sole on the grounds that the occupancy is in a recreational vehicle, if the recreational vehicle is:

- A. Located in a manufactured dwelling park, mobile home park or recreational vehicle park;**
- B. Occupied as a residential dwelling; and**
- C. Lawfully connected to water and electrical supply systems and a sewage disposal system.**
- D. Recreational vehicles owned by the owner of the Recreational Vehicle Park shall not serve as vacation rentals.**
- E. The City of Port Orford has the authority to impose other special conditions on the placement and occupancy through the conditional use permit approval process.**

17.16.080 Application

- A. A site plan map and narrative shall be provided describing all of the amenities that will contribute to the recreational vehicle park.**
- B. Maps showing topography, wetlands, hazards and other site conditions on the property and adjacent to the property shall be included in any application to the City. Special overlays apply where identified by mapping.**
- C. A site plan drawn to scale shall be provided. The site plan shall show adjacent properties, streets and street widths, proposed spacing, vegetation to be maintained, proposed landscaping walkways, parking, storage, permanent structures, and office space.**
- A. Utility easements for electricity, and broadband shall be shown on site map. Provisions for television and telephone shall be provided. Sewer and water and hookup locations shall be shown on the site map.**
- B. The Sewer Plan shall be approved by the Public Works Superintendent and DEQ.**
- C. The RV park shall be served by City water or if no City water system is available, the water system shall be approved by the Oregon Health Authority and State water Resources Department.**
- D. A drainage plan shall be prepared by an Oregon Registered Engineer or an Oregon Registered Geotechnical Engineer where there are natural hazards.**
- E. A parking space shall be provided for each recreational vehicle space on the site. In addition, guest parking spaces shall be provided within two hundred (200) feet of each RV space at a ratio of one guest parking space for each two mobile home spaces. Parking spaces shall have durable and dustless surfaces adequately maintained for all-weather use.**
- F. The perimeter of the property shall have setbacks that comply with the zone, and where the zone has no setback requirements, the setbacks shall be as follows:
 - a. The front yard shall be a 'minimum of ten feet.**
 - b. The side yard shall be a minimum of five feet.**
 - c. The rear yard shall be a minimum of five feet.****
- G. Setback areas shall be landscaped with vegetation that is expected to thrive when mature within the local climate, without the requirement for ongoing watering.**
- H. Stormwater shall comply with Chapter 17.18.**
- I. An Erosion Prevention and Sediment Control Plan in compliance with Chapter 17.17 shall be provided.**

- J. A landscaping plan including wooden site-obscuring fencing or plans for a hedge showing expected annual growth and with height and density of at least six (6) feet within five (5) years shall be included.**
- K. A maintenance plan for plants and grounds shall be provided at startup and for ongoing maintenance.**
- L. Trash and recycling bins need to be provided for use of clients.**
- M. The applicant shall comply with Section 17.16.060, archaeological discoveries that are made when development activity is taking place on the site.**
- N. The applicant shall comply with the State Fire Marshal for all access roads and for any onsite parking. An inspection by the State Fire Marshal can be arranged through the City Planner at the request of the applicant.**
- O. All access roads shall be durable and dustless with width, depth and materials specified on the proposed site plan.**
- P. Oregon State Building Codes has authority for plan review and construction of recreational vehicle parks. Applicants need to consult with the building department so that the site plan and narrative of the application submitted to the City of Port Orford for the conditional use permit complies with building codes; not doing so could cause delays and additional public hearings where site plans need reviews following the initial City conditional use permit approval.**
- Q. The Applicant shall provide a signed acknowledgement of *17.32.060 Time On a Permit for Conditional Use*.**

(17.16.070 is currently Natural Hazards; it should be renumbered to Chapter 17.14 because it does not fit with Supplemental very well and we can use the space for RV Park code.)