

**NEWBERG AFFORDABLE HOUSING
LEGISLATION SUBCOMMITTEE**

Wednesday, July 28, 2010

4 p.m. to 6 p.m.

Newberg City Hall

Permit Center Conference Room

414 E. First Street, Newberg, OR

I. Open meeting

II. Roll call

III. Manufactured Home Park Retention

Invited guests include Pat Folley, Azalea Mobile Home Park, and Jim Keller, Chehalem Mobile Park

IV. Manufactured Home R-4 Zone

V. Other business

VI. Next meetings:

Subcommittee: August 25, 2010, 4:00 p.m.

Full committee: September 22, 2010, 7:00 p.m.

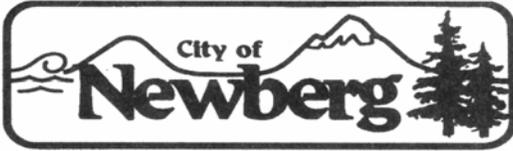
VII. Adjourn

Attachments:

Committee Memo

Draft R-4 Zone

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MEMORANDUM

Date: July 21, 2010
To: Affordable Housing Ad Hoc Committee, Legislation Subcommittee
From: Barton Brierley
Cc: Steve Olson
RE: Manufactured Home Parks

At our July 28, 2010 meeting, we will begin discussion manufactured home parks. Our work will focus on two actions from the affordable housing action plan: Action 2.2 Manufactured home park retention, and Action 4.2F: manufactured home subdivision zoning.

Action 2.2. Create an ordinance discouraging the conversion of existing manufactured dwelling parks.

Manufactured housing is particularly susceptible to being removed due to its inherent mobile nature. Land may become more valuable for commercial or other uses, prompting the owner to remove the housing. The City should at a minimum not adopt zone changes that would facilitate the removal of manufactured dwelling parks. In general, a more comprehensive ordinance should be developed to discourage conversion of parks. More specifically, the City should, as necessary: (1) provide resources to maintain existing manufactured dwelling parks; and, (2) help secure resources financial and educational resources for the conversion of existing parks where spaces are rented into resident-owned parks.

At previous meetings, the committee chose to focus on positive incentives to keep manufactured home parks viable. One suggestion was to establish a maintenance fund that would help the park tenants if the park were ever turned over to them. We can discuss other concepts at the meeting.

For this item, I have invited two guests. Each is a manager of a mobile home park in Newberg. I have asked them to share with the committee their thoughts about manufacture home park retention.

Action 4.2F: Create new R-4 zone for manufactured home subdivisions. *A new R-4 zone should be created that would allow manufactured home subdivisions and parks as the sole permitted use. Properties being zoned R-4 should be eligible for the expedited annexation process described above.*

Attached is a draft of a new R-4 zone. In addition, the existing Development Code regarding mobile home parks is archaic and needs significant revision.

MANUFACTURED DWELLING ZONE

DISCUSSION DRAFT – JULY 21, 2010

R-4 MANUFACTURED DWELLING DISTRICT

151.XXX DESCRIPTION AND PURPOSE.

(A) The purpose of this land use designation is to provide locations reserved for manufactured dwelling parks, mobile home parks and manufactured dwelling subdivisions.

(B) This district allows manufactured dwellings, mobile home parks, or manufactured dwelling subdivisions at a density of up to 12 dwellings per acre. The R-4 District is intended to be consistent with the "Medium Density Residential" designation of the comprehensive plan.

151.xxx PERMITTED BUILDINGS AND USES.

In the R-4 High Density Residential District the following buildings and uses are permitted as hereinafter specifically provided, subject to the general provisions and exceptions set forth in this code:

(A) Accessory buildings and uses normal and incidental to the buildings and uses permitted in this section and § [151.312](#).

(B) Group care homes

(B) Home occupations.

(C) Manufactured homes on individual lots. The homes are not subject to the development standards set forth in §§ [151.640](#) through [151.642](#).

(D) Manufactured dwelling subdivisions.

(E) Open space.

(F) Private and public parks, playgrounds

(G) Parking area.

(H) Public or private parking garages.

(I) Transportation facilities and improvements.

(J) Any other building or uses determined to be similar to those listed in this section. Such other uses shall not have any different or more detrimental effect upon the adjoining neighborhood area than the buildings and uses specifically listed in this section.

151.xxx BUILDINGS AND USES PERMITTED CONDITIONALLY.

In addition to the buildings and uses permitted conditionally, listed in § [151.211](#), the Planning Commission may grant a conditional use permit for any of the following buildings and uses in accordance with a Type III procedure:

(A) Community centers.

(B) Day nurseries.

(C) Duplexes.

(D) Group care facilities.

(E) Multiple family dwellings

(F) Planned unit developments.

(G) Private clubs, lodges and meeting halls.

(H) Telecommunication facility, including radio towers and transmitters which are incorporated into an existing structure or an existing utility pole, and which will not extend above the existing structure or utility pole more than 18 feet. Top hat antenna installations are prohibited.

(I) Any other building or uses determined to be similar to those listed in this section. Such other uses shall not have any different or more detrimental effect upon the adjoining neighborhood area than the buildings and uses specifically listed in this section.