

Canby Planning Commission
Regular Meeting
September 23, 1985

MEMBERS PRESENT: Commissioners Davis, Shinn, McKibbin & Cutsforth

MEMBERS ABSENT: Chairman Kahut and Commissioner Seale

OTHERS PRESENT: City Administrator Bud Atwood, City Attorney John Kelley, Secretary Virginia Shirley, Rod Beck, Brad Taggart, Terry Emmert, Greg Harmon, Jane Carlson Marv Dack and others.

Item No. 1: Request for changes and or deletion of selected conditions placed upon a conditional use permit that was approved by the Canby Planning Commission for construction of Elmwood Mobile Home Park, located at 1400 S. Elm Street. Lots 400, 500 and 600, Section 4C, T4S, R1E. The applicant is T. W. Emmert, dba Emmert Development Company, 1181 S.E. Highway 212, Clackamas, Oregon. City Administrator/Planner Bud Atwood gave the staff presentation and made a recommendation on conditions #25, #29 and #30. City Attorney John Kelley gave a legal opinion based upon the City's ordinance and L.C.D.C. Goal #10 (Housing).

Terry Emmert 10470 S.W. Hillside Drive, stated that the request had been made due to older like-new, one year old, and repossessed models and models that are smaller than the 1200 square foot which the Planning Commission stipulated as minimum size for double wides is causing many problems. People can't afford that large a mobile unit and there are many just slightly smaller which they can afford.

Greg Harman, mobile home salesman, stated that the bulk of the mobile homes sold are in the 1000 to 1150 square foot size. They are affordable and energy efficient. Also they are better looking aesthetically and people don't move them as often. The people who buy mobile homes are career people, single, widowed or divorced. The recession has brought down the price of mobile units and they are better looking.

Brad Taggart, 11811 SE Highway 212, stated they are turning away people because their unit is not large enough or is not new. It is really up to the property managers to maintain a good park and to get good people into the park.

Rod Beck, 1555 S. Fir Street, stated that he sees the park on a daily basis. When the conditional use first came up he had financial concerns. The developer at that time had stated that all mobile units would be new. Seems the conditions put on two years ago should be left on now.

Marv Dack, 715 S.W. 13th, stated that the original developer had volunteered the conditions and this will destroy public concept if they are removed. He further stated that he is pleased with the manner in which the park has been developed and feels that many good things have happened out in the park. He stated his concern for the Planning Commission not designating a certain portion for families, and asked that they do it while this is before them.

Canby Planning Commission
September 23, 1985
Page 2

Jane Carlson, 1280 S. Elm, stated that they own a mobile unit on a parcel of land and that they are unable to sell it as people are unable to get financing because of the age of the unit. A short discussion on how old they could be and still get financing.

Terry Emmert rebutted the testimony saying that they had 49 people signed up for spaces. Some of these proved to be older mobile units and still others did not have the square footage. Didn't feel the square footage made any difference in the quality of the people. The condition as it stands limits this park -- limited to 20 percent of the market. This park is trying to benefit the community.

Brad Taggart stated that when he mailed the park rules to prospective tenants, they lost 80 percent of the people.

There being no further testimony to come before the Commission, the Chairman closed the public hearing portion of the meeting.

Commissioner Shinn reiterated that Canby is to encourage affordable housing.

*Commissioner Shinn moved to modify the conditional use for the Elmwood Mobile Home Park at issue this September 23, 1985, because the modifications contribute to the Canby Comprehensive Plan housing policy intention; particularly, Policy #4 encourages lower cost housing and Policy #5 encourages mobile home parks and because they meet a quick criteria for conditional uses in that the proposal is consistent with the Comprehensive Plan and the Land Use and Development ordinances as shown in the original proposal, and all required facilities and services are established at this point in time; and, to minimize the impact on surrounding areas and do not preclude surrounding properties from being used for uses permitted in the zone outright. All conditions of the initial approval stand except No. 30 which is to be deleted as recommended by staff and supported in the staff report of 9.20.85. Condition #25 which is to be modified from "new" to "like new" which is defined as one year or less from initial title. Condition #29, which is to be modified from 1200 square foot for double wide units to 1100 square foot for double wide units. The motion was seconded by Commissioner McKibbin. Discussion followed regarding the requiring of 1100 square foot for double wides. Commissioner Shinn amended his motion to change the square footage requirement to 1050 square feet for double wides. Commissioner McKibbin seconded the amendment. The question was called for on the amended motion and the Chairperson called for a roll-call vote. McKibbin - yea, Shinn - yea, Davis - nay, and Cutsforth - yea. Motion passed 3 to 1.

This meeting has been recorded on tape.

Respectfully submitted,

Virginia Shirley
Virginia Shirley, Secretary