

PLANNING COMMISSION WORKSHOP MEETING
December 5, 1978

The meeting was called to order at 7:30 P.M. by Chairman Taylor, with members Norma Borchers, Clyde List, Al Swenson, Lloyd McFall and Paul Clayton present. Jim Bareinger was absent. Also present were Todd Dugdale, City Planner, Marge Stewart, Councilwoman, Wayne Bender, Harley Adams, Mr. & Mrs. Stan Adkins and Gene Stewart.

ADAMS CONSTRUCTION SERVICES CONDITIONAL USE PERMIT

Paul Clayton made a motion to deny the application of Adams Construction Services with the staff recommendations as follows:

1. The lack of adequate access given proposed residential densities and the adequacy of local residential streets.
2. Anticipated adverse impacts on adjoining single family uses.
3. Land use compatibility and access problems raise a reasonable question as to possible conflict with the proposed Comprehensive Plan currently being developed, especially with regards to residential densities to be allowed on the site in question (see findings cited in adoption of Ord. 77-688).
4. In addition to staff recommendations: The impact on schools has not been resolved. The pump station is inadequate and the flood plain is not sufficiently established.

Clyde List seconded the motion. Voting in favor of the motion were Clayton, List and Taylor; opposed were Swenson, McFall and Borchers. Motion failed. Discussion was held regarding members reasons for voting as they had.

Al Swenson made a motion to approve the application of Adams Construction Services for a Conditional Use permit with the following conditions:

1. That the flood plain established by the Army Corps of Engineers would have the ground floor level above the flood plain.
2. That the pump station be certified by an independent engineer for present and future satisfaction of the City.
3. That the most southerly access be an ingress only and approved by Fire Marshal via the Tualatin Rural Fire Dist.
4. That the 36 units be allowed.
5. That a legal brief be prepared by City Attorney on "Declaration of Unit Ownership".
6. That it be recommended to City Council that they have input from Police Dept. or other responsible persons regarding traffic and public safety.

Lloyd McFall seconded the motion. Voting in favor were Swenson, McFall, List and Borchers. Opposed were Taylor and Clayton. Motion passed.

MOBILE HOMES AND MANUFACTURED HOUSING

Todd Dugdale, City Planner stated that he had asked Wayne Bender to give a briefing on mobile homes and manufactured housing since regulations need to stipulate what can and cannot be allowed since:

1. The City has a mandate to provide affordable housing and mobile homes and manufactured housing promises to bring more people into the market. There is demand for this type of housing and more households in smaller size are being formed.
2. There is a need to specify as to location and type of housing.
3. Geographical distribution throughout region is necessary.
4. CRAG would oppose any policy that would exclude any level of income.

Wayne Bender stated that a mobile home could range from \$15,000 to \$90,000 with the average being around \$40,000 and that most mobile homes are completely furnished. There are mobile home parks but manufactured homes are being used in subdivisions. The park calibre is changing more to a residential type which requires them to be set down or recessed, and quite often roofs are required to be composition and that they have lapped siding. The singles are used more in rental parks; the doubles in subdivisions and mobile home parks where eaves and drains are required.

Definitions were that a manufactured home gets more of the residential treatment regarding siding and roofs; a modular home is built at a factory and assembled on the building site.

Wayne offered to bring slides showing various types as used in parks, subdivisions, etc., to a future meeting. This could be scheduled for January 2, 1979.

RE-ACTIVATION OF ZONING COMMITTEE

There was discussion and it was decided that the Zoning Committee should resume activity. SCPAC will contact former members and fill any vacancies. Paul Clayton will represent the Planning Commission.

REVISION OF CITIZEN INVOLVEMENT PROGRAM

Copies of the Citizen Involvement Program as adopted by City Council on June 22, 1977 were distributed with revisions. This will be discussed December 19.

HOUSING SURVEY

Results of the Sherwood Housing Survey were distributed to members. This will be discussed at the meeting of December 19.

The meeting adjourned at 9:30 P.M.

Gertie
Gertie Hannemann, Secretary