

Molalla Planning Department

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Staff Recommendation

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Staff suggests the following inclusion/changes to the Manufactured Home/Park Code:

1. 17.2.200 (E.3) - Change from nearby residences to primarily used throughout the community.
2. 17.2.200 (E) new number 11 - The following additional standards apply to manufactured homes on individual lots within the Equestrian Overlay District and the Historic District Overly manufactured homes:
 - a) Have a minimum eave extension of 6 inches.
 - b) Utilize at least 5 of the following design features to provide visual relief:
 1. Dormers
 2. Gables
 3. Recessed Entries
 4. Covered Porch Entries
 5. Cupolas
 6. Bay or Bay Windows
 7. Garage
 8. Window Shutters
 9. Sky Lights
 10. Attached Deck
 11. Offsets on building face or roof (min. 16 inches)
 12. Roof pitch of 5/12 or greater
 13. Minimum eave extension of 12 inches, including gutters
3. 17.2.200 (F) make new number 1 - "Parks are allowed in those zones which allow for multi-family development and are not permitted in commercial or industrial zones."
4. 17.2.200 (F) in the heading change the phrase "no larger than" to "a maximum of".
5. 17.2.200 (F) make new number 2 - "No park shall be established or expanded without first receiving approval of the Planning Commission"

6. 17.2.200 (F) make a new number 3 with all the following information - Information required for preliminary site plan review of a Manufactured Home Park. The application for a preliminary site plan review for a mobile home park shall be filed with the Planning Department on a form obtained from the Planning Director and shall be accompanied by a site plan showing the general layout of the entire mobile home park and drawn to a scale not smaller than one inch representing 50 feet. The drawing shall show the following information:
 - A. Name of the property owner, the applicant, and the person who prepared the plan.
 - B. Name of the mobile home park and address.
 - C. Scale and north point of the plan.
 - D. Vicinity map showing relationship of mobile home park to adjacent properties.
 - E. Boundaries and dimensions of the mobile home park.
 - F. Location and dimensions of each mobile home site, with each site designated by number, letter, or name.
 - G. Location and dimensions of each existing or proposed structure.
 - H. Location and width of parks streets.
 - I. Location and width of walkways.
 - J. Location of each lighting fixture.
 - K. Location of recreational areas and buildings.
 - L. Location and type of landscaping plantings, fence, wall, or combination of any of these, or other screening materials.
 - M. Location of point where mobile home park water system connects with the public system.
 - N. Location of available fire and irrigation hydrants.
 - O. Location of public telephone service for the park.
 - P. Enlarged plot plan of a typical mobile home site, showing location of the pad, patio, storage space, parking, sidewalk, utility connections, and landscaping.
7. 17.2.200 (F) make a new number 4 with the following information - Final site plan and submission requirements. At the time of application for final approval to construct a new mobile home park, or expansion of an existing mobile home park, the applicant shall submit copies of the following required detailed plans to the appropriate reviewing departments and agencies:
 - A. New structures.
 - B. Water supply and sewage disposal system.

- C. Electrical systems.
 - D. Road, sidewalk, and patio construction.
 - E. Drainage system,
 - F. Recreational area improvements.
8. 17.2.200 (F.9) replace the existing header language with - Access. A mobile home park shall be established on a site that has frontage on, or access approved by the City Engineer, to a publicly owned and maintained street. If the street is not publicly maintained, a maintenance agreement approved by the City Engineer will be required. Also add that we will require - "Park streets shall be paved with an asphalt or concrete surfacing, according to the structural specifications established by the City Engineer."
 9. 17.2.200 (F) put under (9) - Sidewalks. A paved public sidewalk of not less than 5 feet in width shall be provided from each mobile home site to the public and private streets, common open spaces, recreational areas, and community owned buildings and facilities.
 10. 17.2.200 (F) add to (4) - "A landscaping plan drawn to scale shall be submitted with the preliminary plan showing the following:
 - A. Every mobile home park shall provide a visual buffer of evergreen, or other screening/planting, along all boundaries of the mobile home park site abutting public records or property lines except for points of ingress and egress, with the exception of dwellings fronting and accessing a public dedicated street. Plantings shall not be less than 5 feet in height at time of planting and shall be maintained in a healthy, living condition for the life of the mobile home park.
 - B. Landscaping shall be provided within the front and side yard setback areas, and all open areas in the mobile home park not otherwise used.
 - C. The landscaping plan shall show the location of all landscaped materials and include plant material, total number of individual plants being used, and proposed watering system. Watering systems shall be installed to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.
 11. 17.2.200 (F.8) mix the following language with this language - "Each mobile home shall have 120 square feet of one or more wooden decks or slabs of patios of concrete, flagstone or equivalent material".
 12. 17.2.200 (F.8) add to the end of this section - "All mobile homes within the park shall be provided with skirting".
 13. 17.2.200 (F) create a new number 12 - Label it "Seperation" - New parks shall be placed at least 500 feet from another mobile home park".
 14. 17.2.200 (F) create new section with the following - "Other Site Requirements"
 - A. Recreational area: Recreation areas for the residents shall be provided with a minimum of 100 square feet for each mobile home site; however, every mobile home park shall have no less than a minimum

of 5,000 square feet of common play area, which shall be maintained in a clean, usable, and safe condition.

- B. Accessories. Accessory structures located on a mobile home site shall be limited to the normal accessories such as an awning, cabana, ramada, patio, carport, garage, or storage building. No other structural additions shall be built onto or become part of any mobile home, and no mobile home shall support any building in any manner.
- C. Utilities. All utilities including sewer, water, power, cable, telephone, and others shall be placed underground. Utilities shall be designed by a State of Oregon licensed engineer and shall be reviewed and approved by the City Engineer.
- D. Drainage. A drainage plan to facilitate storm water runoff shall be prepared by a State of Oregon licensed engineer and shall be reviewed and approved by the City Engineer.
- E. Trash Areas. All mobile home parks shall have shared trash and rubbish facilities and these areas must also contain areas for recycling. These facilities shall be visually screened.
- F. Lighting. Artificial lighting shall not glare, deflect, or reflect onto adjacent residential zones and residential uses in the park nor be unnecessarily bright. Also the lighting shall meet the requirements of the Molalla Municipal Code Dark Sky's Ordinance.
- G. Addressing. Address identification shall be standardized throughout the park. The park owners shall be required to provide the addresses and maintain them. The numbers must be 4 inches in size and labeled in the vertical reading position (reading left to right).