



City of Stayton

Department of Planning and Development

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MEMORANDUM

TO: Chairperson Ralph Lewis and Planning Commission Members
FROM: Dan Fleishman, Director of Planning and Development
DATE: February 27, 2023
SUBJECT: Discussion regarding amendments to manufactured housing standards

ISSUE

The issue before the Planning Commission is the consideration of some suggested amendments to the Code regarding the standards for manufactured housing.

BACKGROUND

HB 4064, as enacted by the 2022 regular session of the Oregon Legislative Assembly, included, among other provisions, two sections that require the City of Stayton to amend our Land Use and Development Code relative to the standards for manufactured housing. I have enclosed the first pages of the enacted bill, showing the pertinent sections that impact our Land Use and Development Code highlighted.

Section 1 of the law amends ORS 197.314 to prohibit a local government from subjecting manufactured homes to any applicable standards that would not apply to a detached, site-built single-family dwelling on the same land. The statute does allow an exceptions as necessary to comply with protective measures adopted pursuant to a statewide goal. This statute also prohibits a local government from adopting a minimum lot size for a mobile home park that is larger than one acre.

ANALYSIS

Section 17.16.070.4 includes standards for single family dwellings and for manufactured homes on individual lots. In addition to the standards that apply to site-built homes, the Code includes a number of standards for manufactured homes. The following provisions currently apply to a manufactured home, but not a site-built home:

- 2) Width. The manufactured home must be at least 24 feet in width.
- 3) Roof. The manufactured home must have a composition asphalt, fiberglass, shake, or tile roof with a nominal pitch of 3 feet in height for each 12 feet in length.
- 4) Exterior Siding. The manufactured home must have horizontally applied wood siding, horizontally applied fiber-cement siding, or textured plywood siding with vertical grooves.
- 6) Masonry Perimeter. The base of the manufactured home must be enclosed continuously at the perimeter with either concrete, concrete block, brick, stone, or combination thereof. The home shall sit so that no more than 12 inches of the enclosing material is exposed above grade. Where the building site has a grade with a slope of more than 10%, no more than 12 inches of the enclosing material shall be exposed on the uphill side of the home.

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- 9) Hauling Mechanisms. The transportation mechanisms, including wheels, axles, and hitch, shall be removed.

Section 17.20.130.4.a requires a mobile home park to contain a minimum of three acres.

PROPOSED AMENDMENTS

Attached are proposed amendments for consideration by the Planning Commission. The amendments reorganize Section 17.16.070.4 to incorporate all of the design standards that currently apply to manufactured homes to all single family detached homes. In the draft provided, the standards that currently apply only to manufactured housing are highlighted in yellow. The Planning Commission needs to decide if this is the path to take, or if some of the standards should be deleted. For instance, currently the Code requires a manufactured home to have certain types of siding and roof materials, but does not apply these standards to site-built housing.

The proposed amendments also make some changes to the submission requirements for a mobile home park, to reflect that submissions now are mostly electronic, and reduce the minimum required area for a mobile home park from three acres to one acre, as is required by statute.