



**Planning Commission Minutes  
Willamette Activity Center Room 8  
May 20, 2014  
7:00 P.M.**

**1.0 Open Meeting**

7:11 P.M.

**Commissioners Present**

George Custer, Chairperson  
Keith Brown, Vice Chair  
Amy Kordosky  
Matt Altemus  
Teresa Freborg (absent)  
James Affa (absent)  
Gary Carl

**Staff Present**

Louis Gomez, City Administrator  
Jackie Taylor, Assistant Planner

**2.0 Citizen Input**

Frances Pokorny 47766 Berry Street, Oakridge – Wanted information on St. Vincent DePaul taking over the trailer park; Is there going to be a minimum rental type, like weekly or monthly rates.

Commissioner Custer said those are questions that he can talk to Geina Baines about and some of his questions might get answered during the public hearing. Geina is the contact person for this project.

**3.0 Consider Approval of Minutes**

**Motion:** Commissioner Altemus moved to approve the minutes from the April 15, 2014 Planning Commission meeting. Commissioner Brown seconded the motion.

G. Custer (Aye), M. Altemus (Aye), G. Carl (Aye), A. Kordosky (Aye), K. Brown (Aye). Motion carried 5-0

**4.0 Action/Discussion Items**

**4.1 Delbert Spencer, Final Partition Plat, 48365 E 1<sup>st</sup> Street & 76458 Beech Street Map/Tax lot 21-35-16-14 05700**

**Motion:** Commissioner Carl moved to approve the land partition and plat for Delbert L Spencer, Assessor's Map 21-35-16-14 05700. Commissioner Altemus seconded the motion.

G. Custer (Aye), G. Carl (Aye), K. Brown (Aye), A. Kordosky (Aye), M. Altemus (Aye).  
Motion carried 5-0

**4.2 Mobile Home Variance submitted by St. Vincent DePaul, 47775 & 47784 Berry Street, Map/Tax lot 21-35-17-43 01004**

Open Public hearing 7:18 p.m.

Geina Baines from St. Vincent DePaul gave a short presentation; she is the project manager. They have purchased the park. They have some set things in place to not only improve the living standards of the park but as of now 50% of the calls that the police department gets are for this park. It usually domestic violence and drugs so, they are approaching it in a holistic approach. They will have an on site manager to manage the park, they will have a brand new manufactured home to live in and will get wages on top of that. There is a house in the park right now and they are going to turn it into a community center for classes. They will have GED classes, cooking classes and it will house the office for the on site manager and the social worker for the park which is Geina.

They will be monitoring drug and criminal activity in the park; they are trying to figure out who lives where, there are people that have found empty trailers and are squatting there, there are people that have 4-5 in the household. They are trying to find the owners of the trailers and they have some abandoned trailers. They are taking out old trailers and putting in new manufactured homes.

The first year phase is to get the park up to code; they literally have wires connected to trees, there are no electrical poles in some places. They will be informing people what they need to do to bring their home up to code but, they will be helping them with volunteers also.

They are not doing late fees this month in rent because some people haven't paid rent for two years. We don't even know who owes back rent or what they are supposed to be paying.

Commissioner Carl thanked Geina for what they are doing. How many units are down there now and how many units do they anticipate when they are done with phase one.

Geina said they can hold up to 65 trailers and right now they have 60; out of the 60 four are abandoned. The goal is to have people own their own homes, the first phase they will bring in five brand new homes.

Commissioner Carl asked if they are trailers or manufactured homes. Since they are new homes they should be up to code.

Geina said they are up to code except for City code in the size requirement. That is one of the variances they are asking for.

They will have Preferred Northwest Properties manage the park; they are very familiar with cleaning up neighborhoods and this kind of thing.

Commissioner Brown asked if this variance is just for the five spaces or is this going to be a carte blanche type of situation.

Geina said whenever they want to do it.

Commissioner Altemus asked if the homes will have axles or cone in on wheels.

Commissioner Brown said he believes now the code requires a foundation to make them more permanent. Most banks don't want to put money on trailers that can just be taken away.

- a) Conflicts of Interest/Exparte Contacts – Commissioner Browns daughter works for St. Vincent DePaul
- b) Staff Report
- c) Statements in Favor - Geina Baines said she is in favor
- d) Statements in Opposition - none
- e) Statements in General - none
- f) Close Public Hearing

Close public hearing at 7:32 p.m.

- g) Commission Discussion

Commissioner Brown said his one concern is that twenty years from now whether or not this board will be sitting here with all these mobile homes that are 576 square feet, can we do this in pieces.

Commissioner Custer said we are making an allowance for this size but, we are not dictating all these spaces as they come open.

Commissioner Brown said he is not sure that this is what we want for the future.

Louis said most of the trailers in that park are about 650 square feet and as in the staff report the partitions they made are for 650 square feet or less trailers. There are maybe 6 or 7 double wides down there and the rest are single wide.

Geina said there is not room for anymore double wides; they are having trouble finding enough parking as it is.

Commissioner Custer asked if trailer parks fall into the same city code for parking as the rest of the city.

Louis said primarily in the parks it covers the streets and what can be parked on the streets. It is a 20 ft street so there won't be much parking.

Geina said right now they are getting rid of the abandoned vehicles and each trailer will be allowed two car parking. They will have a parking area at the community center.

Commissioner Custer said he does not think it is acceptable to ask people to park outside the trailer park to visit.

Geina said they don't get upset when someone is visiting and is parked outside their trailer, what their concern is when people want to continually park in the right of way.

Geina said they are taking out individual garbage cans and there will be dumpsters at each end of the park.

They are advertising for an on site manager at this time. They have a few good hits.

Commissioner Carl said this represents such a major improvement to the community and to all of Oakridge, he doesn't know how we can quibble over a few parking spaces or any of the other requests that they are making. To deny them the opportunity to improve this park and our town would be ridiculous in his opinion. He has no concerns about what they are doing. Having been the Justice of the Peace previously, he saw the problems going on down there and anything we can do to help the population there is going to help all of Oakridge and he is very thankful for that.

Commissioner Altemus agrees, he wonders if the park is over crowded now though. He agrees with the improvements down there. They are doing a wonderful thing down there though.

Louis said that is a 6.5 acre lot and you can't have more than ten mobile homes per acre, so they are within the correct number.

Commissioner Carl said having the model of the tenants working towards ownership and develop equity is going to make a huge difference.

Geina said this program is new, it is part of social work stuff and St. Vinnie's stuff and Terry McDonald has been absolutely amazing when she says this is what our community needs and this is what we need to do, he is very good at listening and says ok let's do it. She pretty much has free reign over this project. She still helps people with housing and they have a rehabilitation program to help people build their skills and get safe and affordable housing. A lot of what has been going on in that park has been socially acceptable for so long because there has not been good management or support for the people.

Commissioner Kordosky asked if the 576 square feet include the patio area or is it just the trailer.

Geina said that is just the trailer.

Commissioner Custer said that what he is gathering here is that not having the patio allows the cars to pull up and stay within the spaces. Patios tend to be a clutter spot. The last part is carports and garages.

Geina said yes, it allows more parking not having the patio area. There currently are not any carports or garages in the park.

Trudy Hammond 47752 Berry St, Oakridge asked about storage sheds.

Almost every house has a storage shed and they have some extra storage sheds throughout.

Louis said he doesn't believe it would be out of line for this body to put as a condition that they will have storage units for each dwelling.

#### h) Finding of Fact

Commissioner Custer read the findings of fact.

#### i) Commission Action

**Motion:** Commissioner Brown moved that after completing the finding of fact, I move to approve the variance to install 576 square foot manufactured homes, without a garage, carport or 120 square foot patio area with the requirement that St. Vincent DePaul provide a storage unit for each dwelling for assessors map lot 21-35-17-43 01004. Commissioner Carl seconded the motion.

K. Brown (Aye), A. Kordosky (Aye), G. Custer (Aye), G. Carl (Aye), M. Altemus (Aye). Motion carried 5-0

Geina said she is going to get together with Officer Ball and talk about codes. They are in the process of putting together the rules and regulations for the park.

**7.0 Positive Comments and Constructive Input**

None

**8.0 Announcements**

None

**Meeting Adjourned**

Chair Custer adjourned the meeting at 8:00 p.m.

**Signed:**

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**George Custer                      Chairman                      Date**

**Attest:**

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**Susan LaDuke,                      City Recorder                      Date**