



Bureau of Planning and Sustainability

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MEMO

DATE: June 12, 2018
TO: Portland Planning and Sustainability Commission
FROM: Tom Armstrong
SUBJECT: Manufactured Dwelling Parks – Technical Amendments

BPS staff is proposing three technical amendments to the Proposed Draft:

1. Amend map for #33 Johnson Creek Trailer Park to exclude the northern half (north of Johnson Creek) of the parcel that is not currently used as a Manufactured Dwelling Park.
2. Amend Title 18 Noise Control to include references to the RMP zone.
3. Amend Title 32 Signs and Related Regulations to include references to the RMP zone.

1. Amend map for #33 Johnson Creek Trailer Park

The Johnson Creek Trailer Park parcel is bisected by Johnson Creek, as seen in the aerial photo below. The manufactured dwelling park is located on the southern half and a used car lot is located on the northern half. The maps in the Proposed Draft indicate that the entire parcel should be changed to MDP/RMP. However, because the parcel is split by Johnson Creek with two different access points and the parcel is zoned EG2 (General Employment), BPS proposed to only change the map designations on the southern half of the parcel. This change will create a split zone parcel, but in this situation it should be workable because Johnson Creek effectively creates two separate parcels.



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#33 Johnson Creek Trailer Park



2. Amend Title 18 Noise Control

In the Definition section (18.04.040), the new Residential Manufactured Dwelling Park (RMP) zone needs to be added to the list of residential zones in order to be included in the noise control regulations (attached).

3. Amend Title 32 Signs and Related Regulations

The new Residential Manufactured Dwelling Park (RMP) zone needs to be added to the list of zones in order to be included in the sign regulations (attached).

