

March 23, 2015

Mr. Ron Johnston
1918 SE 302nd
Troutdale, OR 97060

Re: Conversion of Manufactured Home Park to Subdivision

Dear Mr. Johnston:

On March 4, 2015 we met to discuss your proposal to convert the manufactured home park you own located on Sue Lane in Sandy, Oregon to a manufactured dwelling subdivision. At that meeting you presented me with a letter from your attorney Joseph Yazbeck Jr., which included the state regulations relative to this type of proposal. I forwarded a copy of this information to the City Attorney, David Doughman of Beery, Elsrner, & Hammond LLP, requesting his advice on the issue. On March 12, 2015, I received the following email from the City Attorney:

To follow-up on our conversation, ORS 92.835 governs the conversion of the existing park to a subdivision. The city's review is effectively limited to the criteria established in subsections (1) and (2). Those subsections state that the city "shall approve" a tentative plan if it meets the criteria in ORS 92.835(1)(a) - (e) and "shall approve" a final plat in accordance with ORS 92.010 to 92.192. Therefore, the property owner must present a tentative plan to the city for its approval in accordance with 92.835(1) and must subsequently present a final plat in accordance with 92.010 - 92.192 for city approval prior to recording it with the county. These steps are what state law requires of every subdivision in Oregon.

I also believe the city may charge an appropriate fee for its review of the tentative plan and plat. While 92.835 does not allow the city to impose its substantive or procedural subdivision criteria on a park conversion, it does not prohibit the city from imposing a fee for its review. ORS 92.044 supports this conclusion, as it classifies "standards," "procedures" and "fees" separately.

Based on the advice of the City Attorney it is clear that a land use application and city review including notification of adjoining property owners is required. As such, submittal of an application would involve a Type II process and include the following steps:

1. Submit a Pre-application Conference Request Application with appropriate plans and fee (current fee is \$200).
2. Submit a Land Use Application for a Type II Review to include items identified at the Pre-application Conference (current fee is \$650).

Phone 503-668-5533 • Fax 503-668-8714

39250 Pioneer Boulevard • Sandy, OR 97055 • www.cityofsandy.com

The City of Sandy is an equal opportunity employer and does not discriminate on the basis of race, religion, sex or disability.

3. Staff to send notices to affected property owners and issue Final Order based on the review criteria in statute.
4. Submit Final Plat for review (current fee is \$650).

I hope this helps to explain your questions regarding the steps involved in processing your request. Please do not hesitate contacting me at 503-668-4386 or email tbrown@ci.sandy.or.us with any questions.

Sincerely,


Tracy A. Brown

**CONVERSION OF A MOBILE HOME PARK
TO A SUBDIVISION APPLICATION NARRATIVE**

**For the Proposed Johnston Park Subdivision
17902 Sue Lane, Sandy, Oregon
November 15, 2022**

Owner: Ron Johnston
1918 SE 302nd
Troutdale, OR 97060
503-667-7037

Contact: Colleen Spurgeon
Township Surveys, LLC
1415 Washington St.
Oregon City, OR 97045
503-656-4915
colleen@townshipsurveys.com

PROPOSAL: Application for the conversion of an existing Mobile Home Park to a Manufactured Dwelling Subdivision

PROPERTY DESCRIPTION:

The existing Mobile Home Park at 17902 Sue Lane, Sandy, Oregon is to be converted to a Manufactured Dwelling Subdivision. After the conversion, owners of each mobile home will be able to sell individual dwellings on their own lots.

The tax designation is Lot 1308 of Township 2 South Range 4 East Section 14DA. See attached tax map (Exhibit 'A').

The property is bounded on the north by Nettie Connett Drive, and to the south by Sandy Heights Road. Both of these roadways are city streets and allow access to Sue Lane. No additional traffic will be generated by this subdivision, as there are already existing homes on the subdivision lots.

The property is zoned for manufactured homes (R3 High Density). Sue Lane is to remain a private improved roadway with joint ownership by all of the subdivision lots, who will share the cost of street lighting and fees associated with the lot (water, storm, sewer, etc.). The shared roadway and the shared water storage facility will be noted on the Tentative Plan.

PROPERTY HISTORY

The Mobile Home Park was approved in 1995 for 17 separate lots plus Tract "A", which is a Storm Water Storage Facility that is owned in common by the owners of the lots in the proposed subdivision. (See Exhibit "B" Johnston Park Tentative Plan map).

Mr. Ron Johnston, the owner of the Sue Lane Mobile Home Park, met with the City of Sandy staff in March of 2015. In the attached letter dated February 4, 2015 (Exhibit 'C') the attorney firm of Ysazbeck, Cloran & Bowser, PC states that the Legislative Assembly had issued the Oregon Revised Statutes (ORS 92.830 thru 92.845) to provide the method by which you may subdivide a Manufactured Dwelling Park or Mobile Home Park into a Planned Community Subdivision of Manufactured Dwellings in which the residents of the park would own the individual lots on which their respective Manufactured Dwellings are situated. ORS 92.835 states that if the Manufactured Dwelling Park meets certain criteria, the local government *shall* approve the subdivision, *notwithstanding any local ordinance which would otherwise prohibit the subdivision*. This letter was given to the City of Sandy for their clarification.

The City of Sandy issued a letter to Mr. Johnston dated March 4, 2015 (Exhibit 'D') which stated that the letter from Mr. Johnston's attorneys was forwarded to the City Attorney David Doughman for his advice on the issue. Mr. Doughman stated that the city's review is effectively limited to the criteria established in subsections (1) and (2) of ORS 92.835 which governs the conversion of the existing park to a subdivision. These subsections are outlined in the letter written by Mr. Johnston's attorneys. The following are the ORS Standards and how the proposal of the conversion of the manufactured dwelling park at 17902 Sue Lane will adhere to those standards.

STANDARDS FOR CONVERSION

Per the Notes from the Pre-Application meeting, dated September, 2022, the Proposal of the conversion of the Manufactured Home Park to a Subdivision will adhere to the standards in ORS 92.830 through 92.845.

ORS 92.832 POLICY

These four statements are the policy decided on by the Legislative Assembly. They found that:

- (1) There is a need to create a mechanism for owners of manufactured dwellings in existing manufactured dwelling parks and mobile home parks to acquire individual ownership interest in the lot on which the dwelling is located;**
- (2) The creation of an individual ownership interest should not impose an undue financial burden on the owner of a park;**
- (3) The public interest is furthered by regulating the promotion, subdivision and sale of individual ownership interests in the lots in a park to owners of manufactured dwellings to ensure that local jurisdictions do not place unreasonable constraints on the conversion of existing parks into planned community subdivisions of manufactured dwellings; and**
- (4) The orderly conversion of manufactured dwelling parks and mobile home parks to**

subdivisions has effects on infrastructure and access that make it appropriate to require assurances that public health and safety standards are met by persons buying or selling lots converted from a park.

The conversion from the Sue Lane Mobile Home Park to the Johnston Manufactured Dwelling Subdivision is needed to allow the owner of the park to sell the lots to the individual mobile home owners. The following criteria for the conversion can be met as follows:

ORS 92.835 through ORS 92.845:

Under ORS 92.835(1.a) The park is in compliance with the governing body's standards for a manufactured dwelling park or a mobile home park or in an approved nonconforming use. For the purposes of this paragraph, a park is in compliance if the governing body of the city or county has not issued a written notice of noncompliance on or before July 2, 2001.

The City of Sandy has not issued a written notice of noncompliance for the Mobile Home Park on Sue Lane on or before July 2, 2001. *The criteria is met.*

Per ORS 92.835(1.b) the tentative plan cannot make changes from the approved manufactured dwelling park or mobile home park development, including but not limited to increasing or decreasing the number of lots or changing the external boundary lines or setback requirements. The tentative plan may provide for a reduction in the number of lots; if the reduction involves only lots that have never been used for placement of manufactured dwelling.

The 1995 approval was for 17 manufactured home spaces on Lot 2 of Plat 3258. The tentative plan has 16 lots for existing manufactured home spaces. Lot 1 is a common RV storage area that has never had a manufactured home on it. A common are, "Tract A", is used for storm water storage and is owned in common. It has never been used for placement of a manufactured dwelling. No changes in the external boundary lines or setback requirements have been made. *The criteria is met.*

Per ORS 92.835(1.c), the tentative plan shall restrict the use of lots in the subdivision to the installation of manufactured dwellings and shall restrict any other property in the subdivision to use as common property as defined in ORS 94.550 (Definitions for ORS 94.550 to 94.783) or for public purposes.

The Johnston Park subdivision consists of 17 separate lots plus one common lot. Lots 2-17 contain existing manufactured dwellings. Lot 1 is an RV storage lot and Tract "A" on the southwest corner of the subdivision is a storm water storage facility and is owned in common by the owners of lots in the subdivision and is subject to the terms and conditions of a maintenance agreement to be recorded along with the subdivision map. See note "3" on page 2 of the Tentative map. *The criteria is met.*

Per ORS 92.835(1.d) the tentative plan cannot contain conditions of approval or require development agreements except the original conditions of approval and development agreements contained in the original approval for the park or conditions required by ORS 92.830 (Definitions for ORS 92.830 to 92.845) to 92.845. (Relationship of subdivision in manufactured dwelling park or mobile home park to planned community statues and series partition statues).

The park was approved for 17 manufactured home spaces on Lot 2 of Plat 3258 in 1995. No changes to the number of home spaces are requested. *The criteria is met.*

Per ORS 92.835(1.e), the property owners applying for the conversion have signed and recorded a waiver of the right of remonstrance, in a form approved by the city or county, for the formation of a local improvement district by a city or county. A waiver described in this paragraph must be in regard only to sanitary and storm sewers or water facilities and be operative only if the city or county determines after a hearing that the absence or inadequacy of those sewers or facilities is an immediate danger to life, health or safety. However, a waiver of the right of remonstrance may not be required of the owner of a lot in a manufactured dwelling park or mobile home park if the park was served for water, sewer and irrigation by a private utility company prior to an acquisition of that company by municipal condemnation commenced prior to January 1, 2003.

The manufactured home park has existing sewer, water and storm facilities. The property owners applying for the conversion shall sign and record a "Waiver of the Right of Remonstrance" in a form approved by the City of Sandy, for the formation of a local improvement district. *This criteria can be met.*

IN CONCLUSION:

The conversion from the Sue Lane Mobile Home Park to the Johnston Manufactured Dwelling Subdivision is made possible by the establishment of ORS 92.830 through ORS 92.845. The subdivision shown in the Tentative Plan for the Johnston Park Subdivision should be acceptable to complete the conversion from the existing Mobile Home Park to a Manufactured Dwelling Subdivision per these rules as the criteria has been met or can be met in each case.

CONSTRUCTIVE NOTICE:

The Legislative Assembly found that there was a need to create a mechanism for owners of manufactured dwellings in existing manufactured dwelling parks and mobile home parks to acquire individual ownership interest in the lot on which the dwelling is located. They listed the four assembly findings in their Policy (ORS 92.832).

According to the letter that was sent to Mr. Johnston from the City of Sandy, dated March 23, 2015, the City Attorney's advice on a land use application and city review include "notification of adjoining property owners is required." As the Oregon Revised Statutes ORS 92.835 states that if the subject Manufactured Dwelling Park meets certain criteria, the local government SHALL approve the subdivision, notwithstanding any local ordinances which would otherwise prohibit the subdivision.

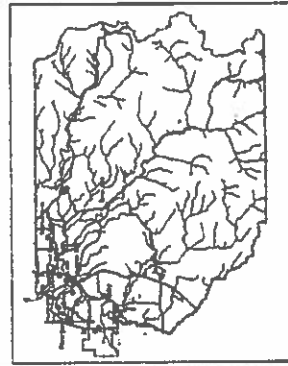
The current vehicle chosen to complete this process is through a Type II Land Division per the City of Sandy. This would be appropriate if the division of the property were for a typical subdivision of land. This "Subdivision" is in name only, as the 17 lots already exist, their boundaries remain the same, they have all the utilities and transportation requirements met per the original Conditions of Approval for the Park, and the City is compelled to approve the Tentative Plan upon the receipt and verification of evidence listed above (ORS 92.835).

The City of Sandy has had several years since the creation of the Oregon Statutes to create a New category and process for this type of land division. One that will require the minimum of review and costs to the owner of the park, so the conversion can take place without causing undue financial burden (ors 92.832(2)). A Type II Land Division requires that letters be sent out to surrounding property owners within 300 ft. of the boundaries of the subject site. Letters mailed to surrounding neighbors for their information and comment would be unnecessary and would be an undue financial burden and therefore contrary to ORS 92.832(2) as they would have no ability to alter the conversion per ORS 92.835. Better it be a Type I "Conversion" Plat that would accomplish the abbreviated requirements needed for the approval process through the City of Sandy.

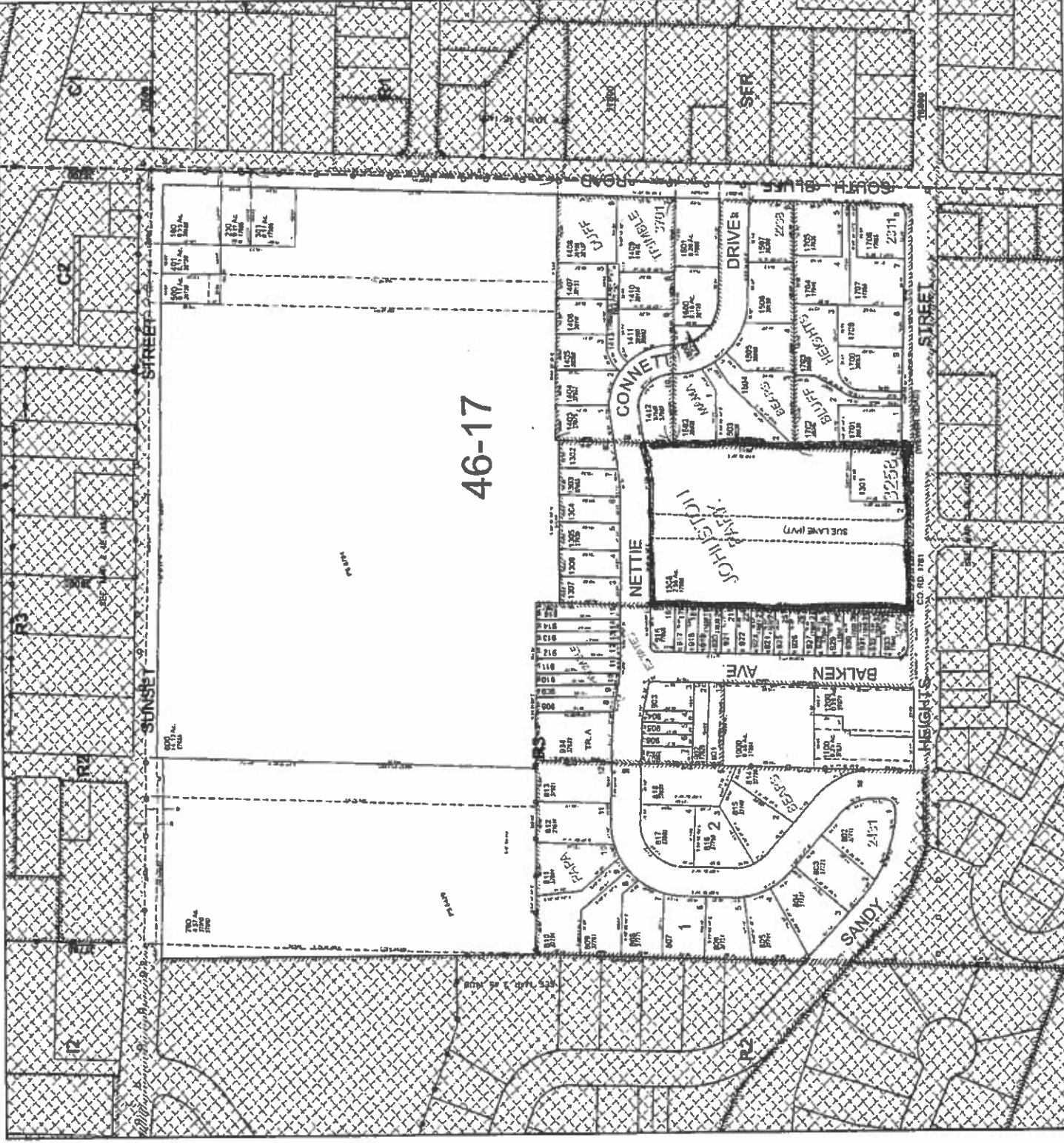
Contiguous Tracts

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- Parcel Boundary
- - - Private Road ROW
- - - Horizontal Boundary
- - - Railroad Centerline
- ▣ Tax Code Lines
- ∧ Map Index
- Water Lines
- Land Use Zoning
- ▨ Pits
- ▨ Water
- Corner
- Section Corner
- 1/8" Line
- Cont. Line
- D.C. Line
- Mangle Line
- PLS Section Line
- ⊕ Historic Corner 40'
- ⊙ Historic Corner 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY



YAZBECK, CLORAN & BOWSER, PC

Joseph A. Yazbeck, Jr. ••
William F. Cloran
David H. Bowser •

◆ Also admitted in Texas
◆ Also admitted in Washington
+ Also admitted in California
- Also admitted in DC

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D. Brent Carpenter •

Charles R. Schrader •••
Of Counsel

February 4, 2015

Ron Johnston
1918 SE 302nd
Troutdale, OR 97060

**Re: Oregon Revised Statutes Regarding Subdivision in Manufactured Dwelling
Park or Mobile Home Park
Our File No. 6684.00**

Dear Ron:

Oregon Revised Statutes ("ORS") 92.830–845 provide the method by which you may subdivide a Manufactured Dwelling Park into a Planned Community Subdivision of Manufactured Dwellings in which the residents of the park would own the individual lots on which their respective Manufactured Dwellings are situated. ORS 92.835 states that if the subject Manufactured Dwelling Park meets certain criteria, the local government *shall* approve the subdivision, *notwithstanding any local ordinances which would otherwise prohibit the subdivision.*

The relevant Oregon Revised Statutes are as follows:

92.830 Definitions for ORS 92.830 to 92.845. As used in ORS 92.830 to 92.845, unless the context requires otherwise:

- (1) "Declarant" means a person who makes a declaration pursuant to ORS 92.845.
- (2) "Lot" has the meaning given that term in ORS 92.010.
- (3) "Manufactured dwelling" has the meaning given that term in ORS 90.100.
- (4) "Manufactured dwelling park" and "mobile home park" have the meanings given those terms in ORS 446.003.
- (5) "Person" has the meaning given that term in ORS 92.305.
- (6) "Tenant" means a person who owns and occupies as a residence a manufactured dwelling or mobile home on a rented space in a manufactured dwelling park or mobile home park.

92.832 Policy. The Legislative Assembly finds:

- (1) There is a need to create a mechanism for owners of manufactured dwellings in existing manufactured dwelling parks and mobile home parks to acquire individual ownership interest in the lot on which the dwelling is located;
- (2) The creation of an individual ownership interest should not impose an undue financial burden on the owner of a park;

(3) The public interest is furthered by regulating the promotion, subdivision and sale of individual ownership interests in the lots in a park to owners of manufactured dwellings to ensure that local jurisdictions do not place unreasonable constraints on the conversion of existing parks into planned community subdivisions of manufactured dwellings; and

(4) The orderly conversion of manufactured dwelling parks and mobile home parks to subdivisions has effects on infrastructure and access that make it appropriate to require assurances that public health and safety standards are met by persons buying or selling lots converted from a park.

92.835 Subdivision of manufactured dwelling park or mobile home park; waiver of right of remonstrance to formation of local improvement district. Notwithstanding the standards and procedures established under ordinances and regulations adopted by the governing body of a city or a county under ORS 92.044 or 92.048, when application for approval of the subdivision of a manufactured dwelling park or mobile home park that was lawfully approved before July 2, 2001, is made under ORS 92.040 to the governing body of a city or county, the governing body of the city or county shall approve:

(1) A tentative plan upon receipt and verification of evidence that:

(a) The park is in compliance with the governing body's standards for a manufactured dwelling park or a mobile home park or is an approved nonconforming use. For the purposes of this paragraph, a park is in compliance if the governing body of the city or county has not issued a written notice of noncompliance on or before July 2, 2001;

(b) Except as provided in this paragraph, the tentative plan does not make changes from the approved manufactured dwelling park or mobile home park development, including but not limited to increasing or decreasing the number of lots as defined in ORS 446.003 or changing the external boundary lines or setback requirements. The tentative plan may provide for a reduction in the number of lots; if the reduction involves only lots that have never been used for placement of manufactured dwellings;

(c) The tentative plan restricts the use of lots in the subdivision to the installation of manufactured dwellings and restricts any other property in the subdivision to use as common property as defined in ORS 94.550 or for public purposes;

(d) The tentative plan does not contain conditions of approval or require development agreements except the original conditions of approval and development agreements contained in the original approval for the park or conditions required by ORS 92.830 to 92.845; and

(e) The property owners applying for the conversion have signed and recorded a waiver of the right of remonstrance, in a form approved by the city or county, for the formation of a local improvement district by a city or county. A waiver described in this paragraph must be in regard only to sanitary and storm sewers or water facilities and be operative only if the city or county determines after a hearing that the absence or inadequacy of those sewers or facilities is an immediate danger to life, health or safety. However, a waiver of the right of remonstrance may not be required of the owner of a lot in a manufactured dwelling park or mobile home park if the park was served for water, sewer and irrigation by a private utility company prior to an acquisition of that company by municipal condemnation commenced prior to January 1, 2003.

(2) A plat in compliance with the applicable requirements of ORS 92.010 to 92.192, except standards and procedures adopted by regulation or ordinance under ORS 92.044 or 92.048. The plat may not contain conditions of approval or require development agreements except the original conditions of approval and development agreements contained in the original plat for the park or conditions required by ORS 92.830 to 92.845.

92.837 Application of city or county comprehensive plans and land use regulations; placement of new or replacement manufactured dwelling. (1) Except as provided in subsection (2) of this section, city or county comprehensive plans and land use regulations that applied at the time the manufactured dwelling park or mobile home park was approved continue to apply to park land that is converted to a subdivision pursuant to ORS 92.830 to 92.845 until the earlier of:

(a) The sale of all of the newly created lots in accordance with ORS 92.840 and the issuance of permits to allow the placement of a manufactured dwelling on each of those lots; or

(b) Ten years after conversion of the manufactured dwelling park or mobile home park to a subdivision.

(2) An original or replacement manufactured dwelling may be placed on a park space that has been converted to a subdivision lot under ORS 92.835 if:

(a) The manufactured dwelling is constructed and installed in accordance with state and federal standards; and

(b) The owner of the lot has signed and recorded a waiver of the right of remonstrance, in a form approved by the city or county, for the formation of a local improvement district by a city or county. A local improvement district described in this paragraph must be for the construction of a capital improvement described in ORS 223.299 (1)(a)(A) to (C).

(3) Notwithstanding subsection (2)(b) of this section, a waiver of the right of remonstrance may not be required of the owner of a lot in a manufactured dwelling park or mobile home park if the park was served for water, sewer and irrigation by a private utility company prior to an acquisition of that company by municipal condemnation commenced prior to January 1, 2003.

92.839 Notice to tenants of conversion and tenants' rights during conversion. (1) When a declarant submits an application for approval of the conversion of a manufactured dwelling park or mobile home park to a planned community subdivision of manufactured dwellings pursuant to ORS 92.830 to 92.845, the declarant shall give each tenant:

(a) A copy of any notice given by the local government to neighboring property owners regarding the application.

(b) A written statement generally explaining the subdivision conversion and describing any public process or hearings to be conducted concerning the application.

(c) A general explanation of the tenant's rights during the conversion, including the right under ORS 92.840 to purchase the lot created during the conversion of the park to a planned community subdivision of manufactured dwellings.

(2) The declarant shall give the items described in subsection (1) of this section to the tenant in the manner provided in ORS 90.155 within five days after the local government gives its notice to the neighbors or, if the local government does not give a notice, within 10 days after the declarant submits the application.

(3) A declarant is liable to an affected tenant for failure to give the items described in subsection (1) of this section in the amount of \$200 or actual damages, whichever is more. However, failure to give the items described in subsection (1) of this section to a tenant does not affect the validity of the conversion.

92.840 Sale of subdivision lots; offer to sell lot to tenant; improvement or rehabilitation of park proposed for subdivision; continuation of tenancy on lot in subdivision. (1) Notwithstanding the provisions of ORS 92.016 (1), prior to the approval of a tentative plan, the declarant may negotiate to sell a lot for which approval is required under ORS 92.830 to 92.845.

(2) Prior to the sale of a lot, the declarant shall offer to sell the lot to the tenant who occupies the lot. The offer required under this subsection:

(a) Terminates 60 days after receipt of the offer by the tenant or upon written rejection of the offer, whichever occurs first; and

(b) Does not constitute a notice of termination of the tenancy.

(3) For 60 days after termination of the offer required under subsection (2) of this section, the declarant may not sell the lot to a person other than the tenant at a price or on terms that are more favorable to the purchaser than the price or terms that were offered to the tenant.

(4) After the manufactured dwelling park or mobile home park has been submitted for subdivision under ORS 92.830 to 92.845 and until a lot is offered for sale in accordance with subsection (2) of this section, the declarant shall notify a prospective tenant, in writing, prior to the commencement of the tenancy, that the park has been submitted for subdivision and that the tenant is entitled to receive an offer to purchase the lot under subsection (2) of this section.

(5) Prior to the sale of a lot in a subdivision created by conversion of the park, the declarant must provide the tenant or other potential purchaser of the lot with information about the homeowners association formed by the declarant as required by ORS 94.625. The information must, at a minimum, include the association name and type and any rights set forth in the declaration required by ORS 94.580.

(6) The declarant may not begin improvements or rehabilitation to the lot during the period described in the landlord's notice of termination under ORS 90.645 without the permission of the tenant.

(7) The declarant may begin improvements or rehabilitation to the common property as defined in the declaration during the period described in the landlord's notice of termination under ORS 90.645.

(8) If the tenant does not buy the lot occupied by the tenant's manufactured dwelling or mobile home, the declarant and the tenant may continue the tenancy on the lot after approval of the tentative plan. The rights and responsibilities of tenants who continue their tenancy on the lot in the planned community subdivision of manufactured dwellings are set out in ORS 90.643.

(9) After approval of the tentative plan and the period provided by subsection (2)(a) of this section, the declarant shall promptly:

(a) Notify the Office of Manufactured Dwelling Park Community Relations of the Housing and Community Services Department of the approval.

(b) Provide the office with a street address for each lot in the planned community subdivision of manufactured dwellings that remains available for rental use.

(10) Nothing in this section prevents the declarant from terminating a tenancy in the park in compliance with ORS 90.630, 90.632 and 90.645. However, the declarant shall make the offer required under subsection (2) of this section to a tenant whose tenancy is terminated after approval of the tentative plan unless the termination is for cause under ORS 90.392, 90.394, 90.396, 90.630 (1) or (8) or 90.632.

92.843 Approval of declaration or amendment to declaration made pursuant to ORS 92.845.
(1) A declaration made pursuant to ORS 92.845, or an amendment to the declaration, may not be recorded unless first approved by the tax collector for the county where the property is located and the Real Estate Commissioner.

(2) A tax collector shall approve a declaration or amendment submitted under this section if:

(a) All ad valorem taxes, special assessments, fees and other charges required by law to be placed on the tax roll that are or will become a lien on the property during the tax year have been paid as required by ORS 92.095; and

(b) Any additional taxes or penalties, and interest on taxes or penalties, resulting from a disqualification of the property from special assessment have been paid.

(3) The commissioner shall approve a declaration or amendment submitted under this section if:

(a) The declaration or amendment complies with ORS 92.835, 92.845 and 94.580; and

(b) The plat executed by the declarant is in conformance with ORS 92.835 (2).

(4) The commissioner's approval of a declaration or amendment under this section expires after two years if the declaration or amendment has not been recorded. The commissioner shall specify the expiration date when approving the declaration or amendment. A declaration or amendment may not be reapproved after an approval expires unless the declaration or amendment is resubmitted and new determinations are made under subsections (2) and (3) of this section.

92.845 Relationship of subdivision in manufactured dwelling park or mobile home park to planned community statutes and series partition statutes; system development charges. (1) A planned community subdivision of manufactured dwellings created in a manufactured dwelling park or mobile home park under ORS 92.830 to 92.845:

(a) Is subject to ORS 94.550 to 94.783;

(b) Is not subject to system development charges or other similar charges that are based on approval of the subdivision; and

(c) Remains subject to system development charges that are based on the prior approval of the manufactured dwelling park or mobile home park.

(2) The declarant of a planned community subdivision of manufactured dwellings under ORS 92.830 to 92.845 shall:

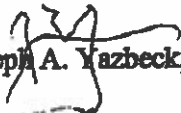
(a) Comply with the provisions of ORS 92.305 to 92.495, except ORS 92.337 and 92.395; and

(b) Include in the declaration described in ORS 94.580 a statement that the subdivision will comply with the conditions required by ORS 92.835 and subsections (1)(b) and (c) of this section.

Ron Johnston
February 4, 2015
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Please contact me if you have any questions regarding this matter.

Very truly yours,


Joseph A. Yazbeck, Jr.