



Planning Commission Minutes

Note: Anyone wishing to speak at any Planning Commission meeting is encouraged to do so. If you wish to speak, please rise and, after you have been recognized by the Chair, give your name and complete address for the record. You will then be allowed to speak. Please note the public testimony may be limited by the Chair.

August 26, 2025

SPECIAL MEETING

DRAFT Minutes

I. CALL TO ORDER:

Chair Verner called the meeting to order at 7:00 p.m. at the Civic Center Council Chambers, 1175 E. Main Street.

Commissioners Present:

Lisa Verner
Eric Herron
Kerry KenCairn
Russell Phillips

Staff Present:

Brandon Goldman, Community Development Director
Derek Severson, Planning Manager
Michael Sullivan, Executive Assistant
Jordan Rooklyn, Deputy City Manager

Absent Members:

John Maher
Susan MacCracken Jain

Council Liaison:

Jeff Dahle (absent)

II. ANNOUNCEMENTS

1. Staff Announcements:

Community Development Director Brandon Goldman made the following announcement:

- The Southern Oregon University (SOU) master plan adoption, previously scheduled to be heard by City Council on August 19, was postponed until October 7, 2025. He explained that SOU sought clarification on the application of conditional use permits for projects within 50 feet of privately-held, residentially zoned property.
- The Grand Terrace development at 1511 Highway 99 was postponed from the August 19 City Council meeting to September 16 at the applicant's request. This delay was to allow time for the recording of a boundary line adjustment that was one of the Planning Commission's conditions, which Jackson County had approved but not fully processed.

2. Advisory Committee Liaison Reports – None

III. PUBLIC FORUM

City residents Bruce Bergstrom and Allison Laughlin spoke regarding drainage problems on Roca Street.



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Chair Verner and Brandon Goldman advised the speakers that the Planning Commission does not have jurisdiction over infrastructure for existing developments, and that their concerns would be better addressed to the Public Works Department. Goldman noted that Public Works had identified the problems and were likely looking to make improvements. He also mentioned that since these comments related to an agenda item (the Fern Street right-of-way vacation), they should be presented to City Council when they hold their public hearing on the matter, tentatively scheduled for October 7, 2025.

IV. TYPE II PUBLIC HEARING – Closed – Meeting Limited to Commission Discussion & Decision

SUBJECT PROPERTY: Fern Street Public Right-of-Way north of 648 Roca Street

OWNER / APPLICANT: City of Ashland/Public Works Department

DESCRIPTION: The Planning Commission will consider a request to vacate a portion of the Fern Street right-of-way just north of 648 Roca Street and make a recommendation to the City Council. **COMPREHENSIVE PLAN DESIGNATION:** Southern Oregon University; **ZONING:** SO; **MAP & TAX LOT:** Public Right of Way

Chair Verner noted that the Public Hearing had been closed on July 22, 2025, but the record was left open for written testimony until 4:00 PM on August 26, 2025, and directed the Commission's attention to public comments submitted prior to the meeting, including a memo from SOU which was submitted after the packet had been posted (see attachment #1.)

Chair Verner closed the Public Record at 7:15 p.m.

Ex Parte Contact

No ex parte contact was disclosed.

Deliberations and Decision

The Commission discussed several key issues surrounding the application, including the drainage concerns, pedestrian public access, and the dedication of the riparian area and steep slopes.

Commissioners Phillips/KenCairn m/s that the Commission recommend that the City Council approve the requested right-of-way vacation consistent with staff's recommendations with the following conditions: a pedestrian easement be provided extending from Roca Street to Madrone Street; the inclusion of a 10-foot public utility easement for a future storm-drain installation along the frontage of Roca Street as necessary; a deed restriction, for public use of the steep-slope area on eastern portion of the property and the riparian area along Roca Creek, shall be provided for permanent public access. Roll Call Vote: All AYES. Motion Passed 4-0.





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V. **DISCUSSION ITEMS**

1. **Special Permits**

Deputy City Manager Jordan Rooklyn presented on streamlining the City's special event permitting process. She explained that currently the City has 11 different short-term event permit types across six different departments, making it challenging for event organizers to navigate (see attachment #2).

Ms. Rooklyn's goal is to consolidate all short-term event permitting into one section of code, overseen by one department, with one application that all departments can review together, and one permit issued to the permit holder. She explained that creating this system would require code changes, including two short-term permits currently exist within Chapter 18 that would be moved to Chapter 2 under the Administration office:

- Temporary uses (18.2.2.030.H)
- Short-term food truck events (18.2.3.0.145)

The Commission expressed appreciation for the streamlining efforts and supported moving forward with the proposed changes without waiting for a joint session with the City Council.

2. **Legislative Updates**

Planning Supervisor Derek Severson presented a summary of legislation from the 2025 state legislative session affecting land use regulations. The changes primarily focused on housing, with additional regulations concerning child care facilities, wildfire risk, and other planning matters. Key legislation included:

- House Bill 2138: Addressing middle housing and infill development barriers
- Senate Bill 974: Imposing timelines on engineering plan review
- House Bill 3560: Requiring cities to allow child care centers as outright permitted uses in residential zones with density over 12 units per acre
- Various bills addressing wildfire risk, recreational immunity, and other planning topics

Chair Verner asked how HB 2005 (citing of psychiatric and behavioral health care facilities) might apply to a previously reviewed permit for a respite center. Mr. Goldman and Mr. Severson explained that respite centers were not under the same definition as residential treatment facilities, with



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residential treatment facilities being used as residences while respite centers had limits on length of stay.

IV. **OPEN DISCUSSION**

The commission scheduled its annual retreat for Tuesday, October 28, 2025, with the exact time to be determined. The retreat would include discussions of public meeting law with the City Attorney, wildfire safety issues with the Fire Marshal, and potential tours of new developments in the city, including apartments at Iowa and Garfield as well as the Goodwill development.

V. **ADJOURNMENT**

Meeting adjourned at 8:10 p.m.

*Submitted by,
Michael Sullivan, Executive Assistant*



OFFICE OF THE GENERAL COUNSEL

August 26, 2025

The City of Ashland
Planning Commission

Re: Southern Oregon University – Fern Street Vacation

Dear Planning Commission Members,

We appreciate your thoughtful consideration of the Fern Street property vacation.

Please know that SOU supports the current staff recommendation of the Fern Street vacation, which no longer includes a stormwater easement, as it is our understanding that this easement will be abandoned. Additionally, the City has requested a 10-foot frontage easement along Roca Street, which we agree with regarding the property.

As we shared with the Planning Commission on July 22, 2025, SOU is willing to deed a section of property along both sides of Roca Creek to the City of Ashland, providing public access to this riparian corridor in perpetuity, and is happy to work with the City to facilitate this transfer. In addition, regardless of the deed, we would grant an access easement on the most downhill property line of the SOU-owned parcels to connect a pedestrian pathway between Roca Street and Madrone Street.

Like SOU, we understand the City faces budget constraints that may not allow it to take on new property. If the City is unable to accept the proposed Roca Creek property, SOU might consider deeding the property to a mature non-governmental/non-profit group that is appropriately governed, funded, insured, and would agree to reasonable terms and conditions. This process could take considerable time. SOU requests that, if the City cannot accept the deed offered, it not delay regarding the Fern Street vacation decision, Roca and Marone Street access easement, and that the City not place further conditions upon the vacation other than those currently recommended by staff.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rob Patridge', with a stylized flourish at the end.

Rob Patridge
General Counsel



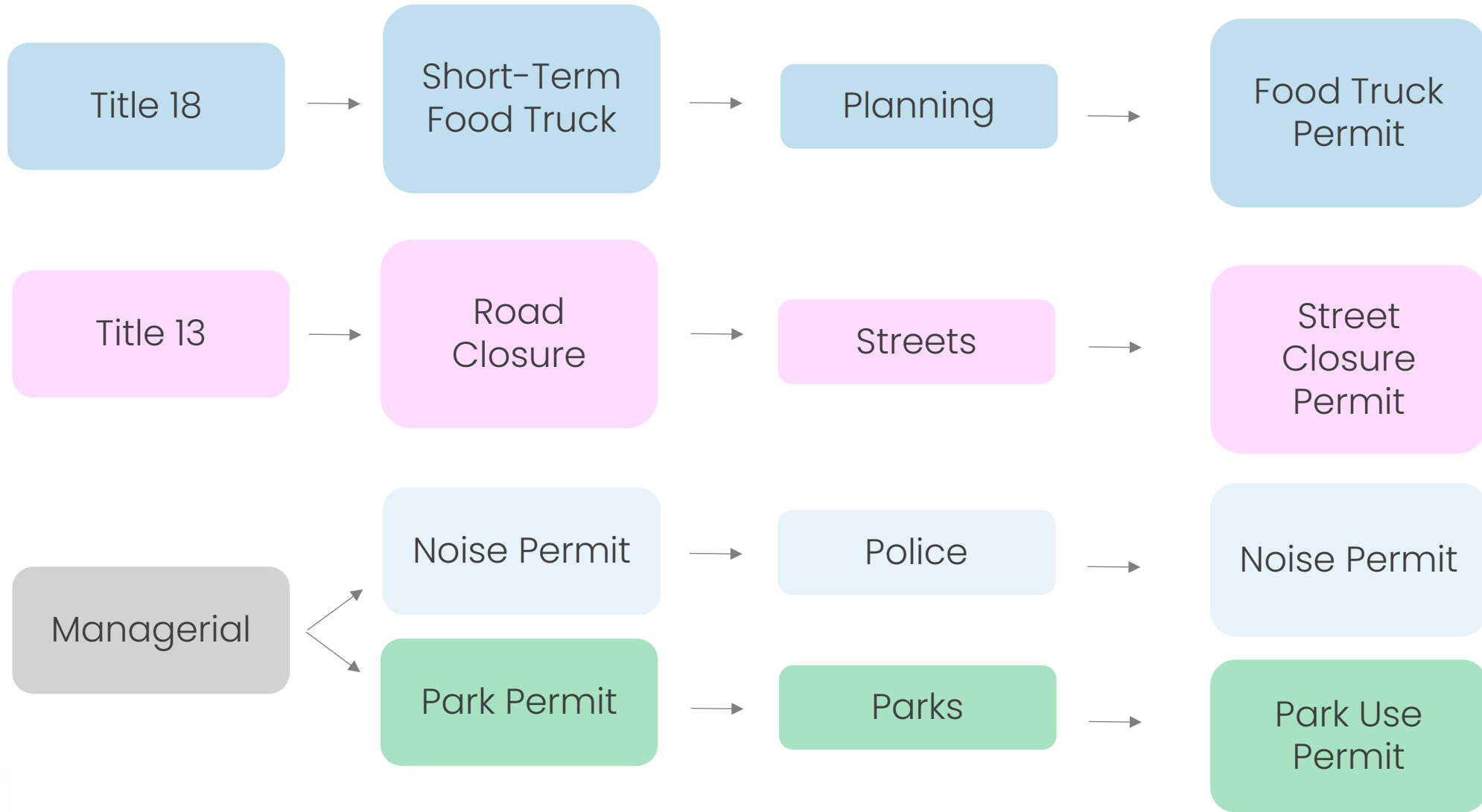
Special Event Permitting

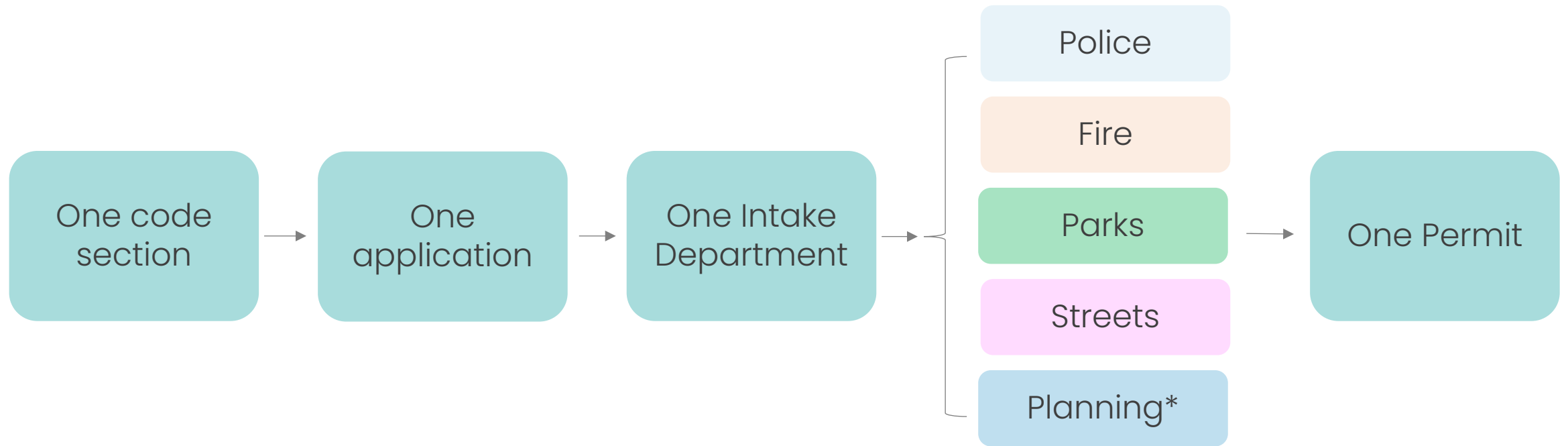
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Application Type	Details	Responsible Department
Street and Sidewalk Use (Special Event) Permit Application	Right-of-way closures for Special Events	Public Works
Block Party Permit	Activity for immediate neighborhood approved by 75% of residents	Public Works
Plaza Use Permit	Events with more than 75 persons are required to have a Special Events Permit	Public Works / Administration
Film Permit	Required by AMC 6.36.	Public Works / Administration
Short-Term Food Truck Permit	Required by AMC 18.2.2.030(H)2. Not more than once per month and lasting not more than 72-hours.	Planning
Short-Term Temporary Use Permit	Required by AMC 18.2.2.030(H)1. Not more than once per year and lasting not more than 72-hours.	Planning
Outdoor Fair Permit	Farmer's markets, craft fairs, events with tents or canopies, food, beer gardens and similar activities	Fire
Pyrotechnic Special Event Permit	Pyrotechnics or use of flames before an audience,	Fire
Open Flame Permit	Events using open flames indoors or outdoors. Includes use of open flames for candlelight vigils.	Fire
Noise Permit	Requires notification to surrounding residents	Police
Special Event Request Form	Events that are open to the public	Parks

City of Ashland has **11 different short-term permits across 6 different departments**. One event may require multiple permits.







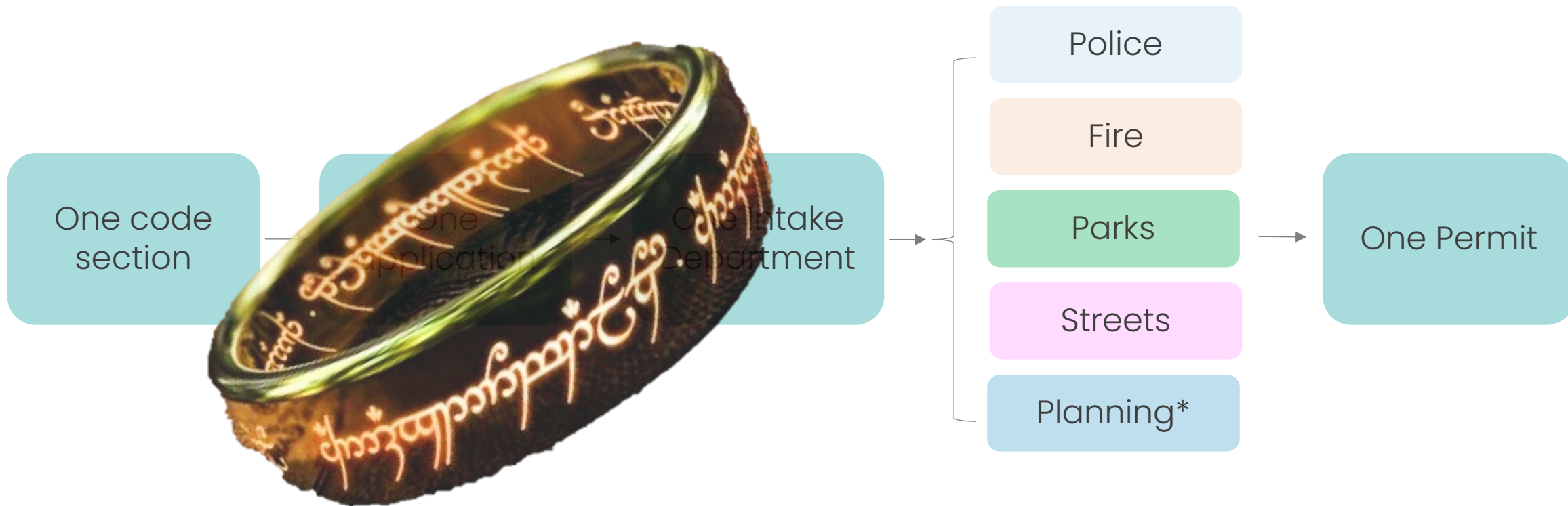


Photo credit: Sauron.

Code Changes

- Establish new chapter under Title 2 Administration
- Modify existing chapters that reference short-term permits:
 - 13.03 Sidewalk, Special Event, & Publication Box Regulation
 - 18.2.2.030(H) Temporary Uses
 - 18.2.3.145(F) Food Trucks and Food Carts



18.2.2.030(H)

H. Temporary Uses. Temporary uses require a conditional use permit under chapter 18.5.4, except as follows:

1. Short-Term Events. The Staff Advisor may approve through ministerial review short-term temporary uses occurring once in a calendar year and lasting not more than 72-hours including set-up and take-down. Activities such as races, parades, and festivals that occur on public property [...] require a special event permit pursuant to chapter 13.03.
2. Short-Term Food Truck Event. The Staff Advisor may approve through ministerial review the short-term temporary operation of a food truck occurring not more than once per month and lasting not more than 72 hours including set-up and take-down [...] Short-term food truck events are not to be permitted in residential zones.

*Move to new
chapter*



18.2.3.145(F)

- F. Short-term operation of a food truck or food cart outside of the parameters of subsections A and B above may be permitted as a short-term event pursuant to section 18.2.2.030.H.2.

Change reference

Temperature Check & Next Steps

- Is Planning Commission generally comfortable with removing short-term permitting from Land Use code?
- Would you like to approach these changes via joint session, or are you comfortable moving forward sooner?



Ashland Planning Commission

2025 Legislative Update
August 26, 2025

Annual Update on 2025 Legislation

Land Use Regulations & the Oregon Land Use Program

Ashland Planning Commission

This is being presented for informational purposes based on summaries prepared by the Department of Land Conservation & Development, the Oregon Chapter of the American Planning Association (OAPA) the League of Oregon Cities (LOC) and 1,000 Friends of Oregon.

No action by the Commission is being requested.



House Bill 2138

Middle Housing & Infill Development

o June 30, 2025 Effective Date*

Even with Oregon's groundbreaking middle housing rules, some local barriers remained to allowing these housing choices. HB 2138 addresses this by:

- Adding flexibility for the various “plex” homes to be attached or detached.
- Increasing the home size for cottage-cluster developments (*effective 1/1/28*).
- Providing a density bonus for housing that is affordable or meets accessibility requirements (*compliance by 1/1/27*).
- Simplifying the path to retain an existing house while locating middle housing on the remainder of the lot.
- Making it easier to develop small homes with shared communal facilities.
- Removing private and exclusionary restrictions and hurdles to middle housing development.
- Making it easier to site manufactured middle housing types and ADUs.
- Removing some local procedural hurdles, including no TIA's for middle housing projects less than 12 units.



House Bill 2138

Middle Housing & Infill Development

o June 30, 2025 Effective Date*

- Single-room occupancies (SRO's): Requires local governments to allow up to 3 times the number of single-room occupancy units permitted by the maximum density on a lot. **Compliance by 1/1/27.**
- Promoting housing density: Invalidates prohibitive covenants and restrictions to developing ADUs, middle housing, or other housing types that would be developed below the maximum density of the zone in place before January 1, 2020. **Effective 1/1/27.**
- Tree Removal: Requires local governments to apply clear and objective standards to tree removal codes related to housing development.
- Expedited & Middle Housing Land Divisions: Defines a single middle housing development for purposes of qualifying for an MHL. Allows nonconforming units to qualify for an MHL. Allows a local government to require or not require separate water and wastewater services. Provides that a local government may only prohibit subsequent land divisions if the minimum density for the zoning of the land has been met. Directs cities and counties to develop a simultaneous subdivision and MHL application process. **Removes the noticing requirement and local appeals process for MHLs and expedited land divisions.**



House Bill 2138

Middle Housing & Infill Development

o June 30, 2025 Effective Date*

Rulemaking: Directs LCDC to adopt rules *by January 1, 2028*, with a focus on increasing development efficiency, implementing findings from the SB 1537 (2024) Section 5 studies, and conforming with the policy objectives of ORS 197A.025, on:

- Siting and design standards for manufactured middle housing,
- Siting and design standards for accessory dwelling units and single-room occupancies,
- Defining “small footprint” and “community amenity” for cottage clusters,
- Amending existing siting and design standards for middle housing,
- Defining permissible criteria for discretionary review,
- Developing model system development charges (SDCs) for residential development, and
- Estimating reasonable zoned capacity for an inventory of buildable lands.

Directs LCDC to provide a report to the Legislature on the feasibility of a safe harbor for local governments who utilize the model SDC method *by July 1, 2028*.



Senate Bill 974

Residential Development Application Approval Processes

o September 26, 2025 Effective Date*

Engineering Review Timelines: Establishes timelines for local government review and approval of final engineering plans for residential development within a UGB. 30 days to review for completeness; 120 days to review and issue a decision. *(Same timeclock as land use actions.)*

Urban Housing Applications: Applies new review process criteria to applications for an upzone, planned unit development or a variance for residential development on residentially zoned land (or land planned for residential development within the UGB). First issuance of a decision must be done without a public hearing, and clarifies the LUBA appeal process. *Cities must conform by July 1, 2026.*

Design Standards: Prohibits local government from applying design standards to residential developments inside UGBs with 20+ units (except multifamily buildings). Design standards do not include height, setbacks and regulations pertaining to health, environment and safety. *Design Standards provisions repeal on January 1, 2033.*



House Bill 3560

Childcare Facility Siting Expansion

o January 1, 2026 Effective Date

Summary

- Changes zoning requirements to allow “child care centers” as an outright use on land zoned for multiunit residential and institutional uses.
- Relocates the “child care facility” siting statute from ORS 329 to ORS 197 (land use planning).
- Modifies the definition of “child care center” to include a preschool recorded program, school-age recorded program or a parent cooperative.
- Outside of the Metro UGB, this bill permits child care centers on residential lands zoned for densities of 12 units per acre or greater [R-2 or R-3] and on commercial and industrial land, but not heavy industrial land.
- Local governments may not add additional conditions of approval before allowing a *child care center* to co-locate with a conditional institutional use.
- *Local governments must update their land use laws to comply by January 1, 2027.*



Senate Bill 83

State Wildfire Map Repeal & Defensible Space Replacement Dwelling Requirements

- June 26, 2025 Effective Date

Repeals the state wildfire hazard map and its application to defensible space requirements, accessory dwelling units and replacement dwellings, building codes, comprehensive planning, and other areas. Makes adoption of R327 building code and defensible space standards optional for local governments. Includes conforming amendments related to replacement dwellings on farm and forest land and ADUs in areas zoned for residential development.

Amends ORS 426.392 to remove reference to the state wildfire map, including the ability for local governments to enforce defensible space requirements based on the map. Directs the State Fire Marshal to create a defensible space model code for the community risk-reduction program but prohibits requiring local governments to adopt it.



Senate Bill 179

Landowner Immunity (“Recreational Immunity”)

o January 1, 2026 Effective Date

- Makes the 2024 temporary changes to immunity for landowners who allow public use of land without charge for recreational purposes permanent.
- Allows local governments included in ORS 174.116 to opt into ORS 105.668, which limits liability from ordinary negligence claims arising from the use of trails or structures on public easements or unimproved rights of way by foot, equine, bicycle or other nonmotorized means. (Ashland has opted in.)
- Adds immunity to ORS 105.688 for improved paths, trails, roads and other rights of way that are used by the public to access land for recreational purposes and limits immunity for improvement, design, or maintenance that was completed in a manner constituting gross negligence or reckless, wanton or intentional misconduct, or for which the actor is strictly liable.
- Adds to the “recreational purposes” defined in ORS 105.672 the non-exclusive list of outdoor activities including running, walking, and bicycling.



House Bill 2258 **Pre-Approved Residential Site Criteria**

o June 24, 2025 Effective Date

Standardized Housing Plans: Provides for streamlined approval of applications for residential developments using building plans pre-approved by the state, making it easier to build infill and middle housing on land zoned for residential development.

Lots must be lawfully established, within a UGB, zoned to allow residential use, within a specified size and slope range, not in areas protected for natural resources or hazards, and vacant or partially vacant.

Approved residential developments must be either single-family, middle housing, or small multiunit housing types.

The commission may also establish the procedures for approval at the local level, allowable variances, design standards, and land use standards including specific tree protections.

Directs LCDC to adopt the first rules by January 1, 2027. Allows the Department of Consumer and Business Services (DCBS) to establish preapproved building plans or approve plans submitted by developers and coordinate the land use approvals established by LCDC.



Senate Bill 10

Technical Change to Moderate – Income Housing Predevelopment Loans Program

○ April 7, 2025 Effective Date

House Bill 2001 (2023) established the *“Moderate-Income Housing Predevelopment Loans”* program to provide financing and refinancing to local governments and housing developers for residential predevelopment costs.

Senate Bill 10 moves that program from the Oregon Facilities Authority to the Network for Oregon Affordable Housing (NOAH) through a pass-through grant from Oregon Housing and Community Services.



Senate Bill 48

SB 1537 Technical Fixes

o September 26, 2025 Effective Date

- Clarifies that the “goal post” provisions only apply within urban growth boundaries (UGBs).
- Clarifies that when a city applies to the Housing Accountability and Production Office (HAPO) for an exemption to the mandatory adjustment provisions, the period they are not subject to those provisions while HAPO assesses the application is only applicable for the initial application.
- Clarifies the definition of “site” used in the one-time UGB amendment provisions to mean: *“a lot or parcel or any combination of lots and parcels that are contiguous or separated from one another by a street or road with or without common ownership.”*
- Amends the land need eligibility criteria for the one-time UGB amendment procedures by further clarifying that the applicable ‘tract’ consists of one or more lots or parcels with or without common ownership and that abut each other or are separated by only a street or a road.
- Specifies that cities are vested in their housing need eligibility data at the time of issuing public notice.
- Allows cities to accept agreements, letters, or equivalent assurances to provide utility services to UGB expansion areas.
- Specifies that only a property owner of a proposed site accepted by the city has standing for judicial review of a UGB amendment decision.



Senate Bill 75

Wildfire Hardening Requirements Clarification

○ January 1, 2026 Effective Date

Corrects an error in ORS 215.291 and ORS 215.495 clarifying when home hardening building code and defensible space requirements apply.

Removes wildfire hazard language and related regulatory requirements for home hardening building codes and defensible space for rural homes for purposes of developing an accessory dwelling unit on lands zoned for rural residential uses, or replacement dwellings on lands zoned for farm or forest uses.



Senate Bill 85

Wildfire Risk Report

○ May 28, 2025 Effective Date

Requires the Department of Consumer and Business Services (DCBS) and the State Fire Marshall (SFM) — *in collaboration with the Oregon Department of Forestry (ODF) and insurance industry representatives* — to evaluate and develop community-based wildfire risk mitigation actions, programs, and strategies to reduce wildfire risks and improve insurance affordability in Oregon.

Requires DCBS and SFM to submit a report to the State Wildfire Programs Director, the Wildfire Programs Advisory Council, and the interim legislative committees related to wildfire by **February 2, 2026**.



Senate Bill 967

Technical Fixes to Housing Legislation

- January 1, 2026 Effective Date

Allows local governments to enter into an intergovernmental agreement for purposes of allocating authority over local improvements within a UGB. Requires local improvements to still comply with applicable land use regulations.



Senate Bill 817

LUBA Fee Increase

- January 1, 2026 Effective Date

Increases Land Use Board of Appeals fees for filing a 'Notice of Intent to Appeal' from \$300 to \$350 and a 'Motion to Intervene' from \$100 to \$200.



House Bill 2005

Siting Psychiatric & Behavioral Healthcare Facilities

o June 30, 2025 Effective Date

Requires local governments to allow a residential treatment facility or residential home within a UGB on lands zoned for residential commercial, employment, and industrial uses under specific criteria, in addition to public lands (excluding park lands) with exceptions for lands that have natural resource or hazard restrictions or cannot be provided with public services.

Within a UGB, requires a local government to allow mental or psychiatric hospital on lands zoned for commercial, employment, and industrial uses, as well as public lands (excluding park lands), and where it is adjacent to an existing or pending crisis stabilization center with exceptions for lands that have natural resource or hazard restrictions or cannot be provided with public services.

Does not require local governments to update any analyses related to land use goals. Exempts these decisions from LUBA authority. Requires a local government to issue a decision within 120 days.

Requires a local government to allow by right a crisis stabilization center within a UGB if the property is owned by a public body and adjacent to an existing or pending mental or psychiatric hospital.



House Bill 2256

Private Right to Action for Conservation-Purchased Lots

- January 1, 2026 Effective Date

ORS 92.018 establishes buyer's remedies for purchasing an illegally established unit of land, which includes individual action against the seller for damages. HB 2256 amends ORS 92.018 to establish that a purchaser does not have individual right to action if it is a holder (such as a government entity, trust, or Tribal government per ORS 271.715), the unit of land was separately described in an instrument executed before January 1, 2025, and the unit of land has a conservation easement. If the unit of land is subsequently sold within five years for nonconservation purposes, the new buyer may have individual right to action against the original buyer.



House Bill 2316

State-Owned Lands for Housing

○ September 26, 2025 Effective Date

Housing development on surplus public lands inside UGBs: HB 2316 focuses on evaluating public lands inside UGBs for possible affordable housing development. The bill requires certain state agencies to evaluate lands they own inside UGBs – *where people overwhelmingly need to build affordable housing and starter homes inside convenient, connected cities and towns* – for their possible use for homes for people with moderate and lower incomes.

State agencies own lands, such as large parking lots that are no longer needed, leftover parcels from public-works projects, and more that could be put to better use with affordable housing. Being inside a UGB means the housing will be closer to stores, schools, jobs, and parks.



House Bill 2347

Technical Fixes to Housing Legislation

o January 1, 2026 Effective Date

Technical fixes to HB 2001/2889 (2023): Allows DLCD to allocate housing planning grants to Tribal governments. Updates the deadline for cities to report housing permitting and production data to be at the discretion of the department. Corrects a scrivener's error related to city reports on implementation of housing production strategies.

Technical fix to HB 4064 (2022): Clarifies that local governments may only apply housing development standards to manufactured housing units that they would to site-built housing units of the same type.

Technical fix to SB 1537 (2024): Clarifies criteria for determining a complete application for a developer opting into new housing development criteria for their pending application.

Moves a statute outlining local governments' responsibility to approve an application for a permit, subdivision, or construction of needed housing from ORS 197.522 into ORS 197A. 2025

Changes references to "single-family" and "multifamily" housing in land use statutes (ORS 197, ORS 197A, ORS 215, ORS 227, ORS 329A, and ORS 418) to "single-unit" and "multiunit."



House Bill 2658

Frontage Improvements for Building Alterations

○ January 1, 2026 Effective Date

Summary: Prohibits a municipality over 15,000 in population from requiring a frontage improvement as a condition of approval for a construction permit to alter or renovate an existing building, so long as there is *no increase to the square footage, the alteration cost does not exceed a limit set by the director of the DCBS, and the changes do not result in a change of occupancy classification.*

Sets alteration cost limit initially at \$150,000, with annual increases due to the Consumer Price Index.

If frontage improvements along a state highway are required for final action on a permit or zone change, requires ODOT or the municipality to coordinate on if design, engineering, or construction plans already exist.

Makes these provisions applicable to all size cities on January 1, 2031.



House Bill 3031

Housing Infrastructure Financing Program

○ July 1, 2025 Effective Date

Infrastructure for Residential Development

This bill establishes a state-level structure to provide loans, grants or forgivable loans to local governments to build infrastructure to support residential development, pursuant to a formula to ensure both small and large cities benefit. The housing must meet specified minimum densities, and affordable housing will receive the funding in grants.

Initial funding is limited to \$10 million in lottery bond proceeds.



House Bill 3136

Real Estate Professionals on Planning Commissions

- January 1, 2026 Effective Date

Amends regulations regarding participation on Planning Commissions to specify that only when a Planning Commission has five or fewer members is there a two-person limit on participating persons that can be involved in selling or developing real estate.



House Bill 3144

Manufactured Housing CC&R's

○ January 1, 2026 Effective Date

Deems a provision in a recorded instrument void and unenforceable if it restricts siting manufactured housing and was executed on or after the effective date of the bill.

Makes void and unenforceable a provision in a governing document that restricts manufactured housing siting.

Extends the sunset date for the *"Manufactured and Marina Communities Dispute Resolution Advisory Committee"* established by SB 586.



House Bill 3145

Funding for Affordable Manufactured Housing

○ September 26, 2025 Effective Date

Summary: Directs Oregon Housing and Community Services (OHCS) to use Local Innovation and Fast Track (LIFT) funding for manufactured homes. Allows up to five recipients or locations. Prescribes preferences for funding such as geographical diversity and Oregon-sourced materials. Dictates that recipients must cooperate on the report required by Section 5. Prescribes that \$25,000,000 of LIFT funding should be used for these purposes if not otherwise obligated.

Directs OHCS to contract with the Network for Oregon Affordable Housing (NOAH) to convene a public-private advisory committee to offer guidance on project proposals, which is to consist of representation from DLCD, DCBS, the Oregon Housing Stability Council, local governments, private firms, and individuals in the development community. The committee will provide recommendations for project approval to OHCS. NOAH will also provide technical assistance and support industry awareness and funding.

Directs OHCS to submit a report to the Legislature by September 15, 2027, on the activities of the program and contractor. *Repeals bill provisions on January 2, 2028. Appropriates \$650,000 to OHCS to contract with NOAH.*



House Bill 3505

Residential Sprinkler SDC's

- January 1, 2026 Effective Date

Summary: Prohibits a local government from imposing a new or increased system development charge on a residential development for the installation of a sprinkler system or the increased capacity of a water meter for the sprinkler system.



Senate Bill 1099

Preschools in Places of Worship

- o June 3, 2025 Effective Date

Summary: Requires local governments to allow preschool or pre-kindergarten education on land where places of worship are allowed.



Senate Bill 1129

Urbanization – Urban Reserves Rulemaking

o May 27, 2026 Effective Date

Directs the Land Conservation & Development Commission (LCDC) to amend rules relating to urban reserves by January 1, 2026 to allow local governments to:

- Assign lower priority to exception and non-resource lands containing subdivisions or planned unit developments as compared to other exception and non-resource lands, and
- Assign lower priority to the inclusion of otherwise high priority lands if it is difficult or cost prohibitive to service them with urban services.



QUESTIONS?





Ashland Planning Commission

2025 Legislative Update
August 26, 2025