



Planning Commission Meeting Agenda

ASHLAND PLANNING COMMISSION

REGULAR MEETING AGENDA

Tuesday, June 9, 2026

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.

I. CALL TO ORDER

7:00 p.m., Civic Center Council Chambers, 1175 E. Main Street

II. ANNOUNCEMENTS

1. Staff Announcements
2. Advisory Committee Liaison Reports

III. CONSENT AGENDA

Approval of Minutes

1. April 28, 2026 Study Session
2. May 12, 2026 Regular Meeting
3. May 26, 2026 Study Session

IV. PUBLIC FORUM

Note: To speak to an agenda item in person you must fill out a speaker request form at the meeting and will then be recognized by the Chair to provide your public testimony. Written testimony can be submitted in advance or in person at the meeting. If you wish to discuss an agenda item electronically, please contact PC-public-testimony@ashland.or.us by 10:00 a.m. on June 9, 2026 to register to participate via Zoom. If you are interested in watching the meeting via Zoom, please utilize the following link: <https://zoom.us/j/95401243122>

V. LEGISLATIVE PUBLIC HEARING

PLANNING ACTION: PA-L-2026-00018

APPLICANT: City of Ashland

DESCRIPTION: The City of Ashland is considering legislative amendments to the Ashland Municipal Code to establish a Manufactured Home Park (MHP) Zone and update development and design standards for manufactured housing for clear and objective standards. The proposal includes revisions to AMC 18.2.2.030, 18.2.3.170, and 18.2.3.180, as well as related updates to AMC 18.3.9 (Performance Standards Option), AMC 18.6.1.030 (Definitions), adoption of a new chapter establishing MHP zone provisions, and rezoning existing manufactured home parks to the proposed MHP zone. The amendments are intended to align with state requirements, including HB4064, ORS 197.478 and ORS 446, and to provide greater flexibility for manufactured home park development, redevelopment, and community serving uses while supporting retention of existing manufactured home parks consistent with Ashland's adopted Housing Production Strategy.

VI. OPEN DISCUSSION

VII. ADJOURNMENT

Next Meeting Date: June 23, 2026



Planning Commission Meeting Agenda

If you need special assistance to participate in this meeting, please contact Derek Severson at planning@ashlandoregon.gov or 541.488.5305 (TTY phone number 1.800.735.2900). Notification at least three business days before the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting in compliance with the Americans with Disabilities Act.





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.

April 28, 2026

STUDY SESSION

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
Jay Lininger
Susan MacCracken Jain
Eric Herron
John Maher
Kerry KenCairn

Staff Present:

Brandon Goldman, Community Development Director
Derek Severson, Planning Supervisor
Linda Reid, Housing Program Manager
Michael Sullivan, Executive Assistant

Absent Members:

Russell Phillips

Council Liaison:

Jeff Dahle (absent)

II. ANNOUNCEMENTS

1. Staff Announcements:

Community Development Director Brandon Goldman made the following announcements:

- The City is conducting a strategic planning community survey, open through early June, available at ashlandoregon.gov/strategicplan.

2. Advisory Committee Liaison Reports – None

III. PUBLIC FORUM – None

IV. DISCUSSION ITEMS

Manufactured Home Park Zone Amendments Update and Discussion

Mr. Goldman outlined amendments for a Manufactured Home Park Zone (MHPZ) under the City's Housing Production Strategy with consultant 3J Consulting's assistance, with the initiative





Planning Commission Minutes

undergoing review by various City Committees. Seven parks were identified, three outside city limits but within the Urban Growth Boundary (UGB). Key parks include Wingspread Park, Tolman Creek, and Upper Pines. Proposed changes include raising density limits, removing interior space dimension minimums, eliminating minimum unit size, and introducing a Conditional Use Permit for phased compliance. Staff recommended aligning landscaping standards with R-2 zoning (65% lot coverage/35% landscaping) over the draft's 50% of unbuilt area (see attachment #1).

Public Comments

Rich Rohde and Dolores Nims expressed support for the ordinance.

Discussion

The Commission debated the adequacy of a 120-day notice period and zoning classifications for Upper Pines and Jackson Wells Springs. There were calls for consistent terminology in nonconforming standards and a review to allow density increases to fund site improvements.

The Commission's comments and recommendations are to be incorporated into a final draft ordinance for a public hearing scheduled for May 26, 2026.

V. OPEN DISCUSSION

Commissioner Herron reminded Commission to complete their annual ethics filings to avoid daily fines. Commissioner Lininger inquired about the status of the ODOT contract for the Transportation Plan revision; staff indicated no update was available but committed to follow up with the project lead.

VI. ADJOURNMENT

Meeting adjourned at 8:29 p.m.

*Submitted by,
Michael Sullivan, Executive Assistant*



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.

May 12, 2026
REGULAR 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
Jay Lininger
Eric Herron
Kerry KenCairn
John Maher
Susan MacCracken Jain

Staff Present:

Brandon Goldman, Community Development Director
Derek Severson, Planning Supervisor
Carmel Zahran, Deputy City Attorney
Michael Sullivan, Executive Assistant

Absent Members:

Russell Phillips

Council Liaison:

Jeff Dahle (absent)

II. **ANNOUNCEMENTS**

1. Staff Announcements:

Community Development Director Brandon Goldman made the following announcements:

- Assistant City Attorney Carmel Zahran was introduced and welcomed as a resource for the Commission, noting that the City Attorney's office intends to follow Planning Commission meetings on an ongoing basis.
- Author Greg Coulter will present on homelessness and housing resources at Southern Oregon University May 13th 2026, at 11:00 AM and 6:30 PM.
- The Oregon Land use Board of Appeals (LUBA) remand of 231 Granite Street was noted: LUBA found the city's approval of a variance for a driveway grade exceeding 18% was not supported by code, and remanded the decision back to the City. The applicant had not yet determined whether to proceed via remand or new application, but the matter may return before the Commission.

2. Advisory Committee Liaison Reports – None

III. **CONSENT AGENDA**

Approval of Minutes

1. April 14, 2026 Regular Meeting Minutes





Planning Commission Minutes

Commissioners Herron/Maher m/s to approve the consent agenda as presented. Commissioners Maher, Lininger, Phillips, Herron, and Verner: AYE. Motion Passed 5-0.

IV. **PUBLIC FORUM** – None

V. **UNFINISHED BUSINESS**

PLANNING ACTION: PA-T1-2026-00297
SUBJECT PROPERTY: 40 N Main
OWNER: Pacific Rental Properties LLC
APPLICANT: LaNier Land Consulting, LLC
DESCRIPTION: A request for a 'similar use' interpretation of the Land Use Ordinance (LUO) with regards to the distinction between "private" and "public" parking lots.
COMPREHENSIVE PLAN DESIGNATION: Downtown; **ZONING:** C-1-D; **MAP:** 39 1E 09 BB; **TAX LOT:** 10,000

The applicant was not present. After a brief discussion, the Commission voted to proceed with the hearing, noting that attendance is not required and the meeting had been properly noticed.

Ex Parte Contact

All Commissioners disclosed site visits except for Commissioner Lininger, though he noted his knowledge of the site. No ex parte contact was disclosed.

Staff Presentation

Mr. Goldman stated that the application sought a determination that a privately owned, fee-based parking facility open to the general public constitutes "public parking" as a similar use under AMC 18.1.5, and that staff had elevated the matter to a Type 3 legislative process due to its significant citywide policy implications. Staff's position, concurred with by Assistant City Attorney Zahran, was that the distinction between public and private parking turns on ownership and operational control – not public accessibility. Under this interpretation, a privately owned, commercially operated parking lot remains a private use regardless of whether the public may pay to access it. Staff stated that the code expressly permits public parking (government-owned/operated) as an outright use in all zones, while private parking is only permitted as an accessory use tied to a primary development. Staff further noted that Ashland's downtown planning history, dating to 1967, reflects a deliberate policy to discourage standalone surface parking lots in the downtown core.

Chair Verner closed the Public Hearing at 7:30pm.





Planning Commission Minutes

Deliberations and Decision

The Commission concurred with staff's analysis and supported denial of the interpretation, though it raised the question of whether the Commission should also recommend that City Council investigate creating a new land use category for private paid parking.

Commissioners Maher/Lininger m/s that the Planning Commission recommend that the City Council deny the requested similar use interpretation and affirm that privately owned, fee-based commercial parking facilities do not constitute "public parking" as contemplated by the Ashland Land Use Ordinance, do not qualify as a similar use, and are not permitted as a primary use under the Ashland Land Use Ordinance. Commissioners Maher, Lininger, Phillips, Herron, and Verner: AYE. Motion Passed 5-0.

Commissioners Phillips/Herron m/s to recommend that City Council investigate allowing private paid parking in the City of Ashland and potentially creating a new primary land use category for that purpose.

AMENDMENT: Commissioners Herron/Phillips m/s to amend the motion to broaden the recommendation to include fee-for-service parking in a variety of configurations – including subsurface, surface, and parking integrated within mixed-use building envelopes. Amendment Vote: Commissioners Maher, Lininger, Phillips, Herron, and Verner: AYE. Amendment Passed 5-0.

AMENDED MOTION: Commissioners Maher, Lininger, Phillips, Herron, and Verner: AYE. Motion Passed 5-0.

VI. OPEN DISCUSSION – None

VII. ADJOURNMENT

Meeting adjourned at 7:44 p.m.

*Submitted by,
Michael Sullivan, Executive Assistant*





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.

May 26, 2026

STUDY SESSION

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
Jay Lininger
Susan MacCracken Jain
Eric Herron
John Maher
Kerry KenCairn

Staff Present:

Brandon Goldman, Community Development Director
Michael Sullivan, Executive Assistant

Absent Members:

Russell Phillips

Council Liaison:

Jeff Dahle (absent)

II. ANNOUNCEMENTS

1. Staff Announcements:

Community Development Director Brandon Goldman made the following announcements:

- The City's held its annual Historic Preservation Awards ceremony on May 21st, the following awards were presented:
 - **Compatible ADU award** – 53 Pine Street
 - **Compatible New Residential within a Historic District** – 114 Bush Street
 - **Historic Compatible Commercial** – 27 North Main
 - **Multifamily Historic New Construction** – 292 Gresham Street
 - **Individual Award** – Madeline Hill, recognized for championing the creation of the Mountain Meadows area, which staff noted may qualify as a historic district in approximately 15 years.

2. Advisory Committee Liaison Reports – None

III. PUBLIC FORUM – None



Planning Commission Minutes

IV. **OTHER BUSINESS**

PA-TI-2026-00297, 40 North Main Street – Finalization of Planning Commission Recommendation to City Council

Ex Parte Contact

No ex parte contact was disclosed.

The Commission reviewed the written recommendation regarding a similar use interpretation under AMC 18.1.5, concerning the distinction between private parking and public parking as a regulated use. No amendments to the written report were proposed. Staff confirmed that a formal motion was not required, and that the recommendation would be forwarded to City Council at its June 16th meeting.

V. **DISCUSSION ITEM**

Legislative Amendments in Senate Bill 974

Mr. Goldman presented draft amendments to the Ashland Municipal Code (AMC) in response to Senate Bill 974, which shifts qualifying residential land use processing to administrative decisions by staff. Appeals go to the Planning Commission, with further appeals to the Land Use Board of Appeals (LUBA). The proposed changes include:

- **Performance Standards Option Subdivisions**
Moving such subdivisions to an administrative review, allowing appeals to the Planning Commission, and proposed raising the mandatory two-step plan threshold from 10 to 20 lots. The Commission showed preference for 12 lots due to alignment with cottage housing standards, agreeing to this change.
- **Residential Variances – Driveway Grade**
To address a LUBA ruling, the staff proposed allowing driveway variances above 18% grade for pre-existing lots lacking compliant access, requiring a specific date tied to the hillside ordinance to define "pre-existing." Variance decisions would be staff-administered but appealable to the Commission.
- **Residential Design Standards**
SB 974 limits design standards for larger one- and two-family developments. In Ashland, this mainly affects the North Mountain Neighborhood Plan. Commissioner Lininger suggested aligning with SB 974's sunset clause of January 2, 2033, to ensure it's a temporary measure, which staff agreed to include.
- **Definition of Urban Housing Application**
Commissioner Lininger noted the use of "proposed" instead of "planned" when defining "urban housing application" in municipal code, and staff agreed to align this definition with state statute to avoid legal issues.





Planning Commission Minutes

VI. OPEN DISCUSSION – None

VII. ADJOURNMENT

Meeting adjourned at 7:45 p.m.

*Submitted by,
Michael Sullivan, Executive Assistant*



ATTENTION

**For attachments to April 28, 2026
Meeting Minutes, please use the link
below:**

<https://ashlandor.portal.civicclerk.com/event/1257/files/agenda/2353>

LEGISLATIVE PUBLIC HEARING

PA-L-2026-00018

Manufactured Home Park Zone Ordinance

Memo

DATE: June 9, 2026
TO: Planning Commissioners
FROM: Brandon Goldman, *Director*
Linda Reid, *Housing Program Manager/MHPZ Project Manager*
Derek Severson, *Planning Supervisor*
RE: Manufactured Home Park Zone (MHPZ) Ordinance Adoption Hearing

Background

The preservation of manufactured home parks was identified as a strategic action in Ashland's state-mandated Housing Production Strategy (HPS), which was adopted in 2023. The HPS recognizes manufactured home parks as a critical source of 'naturally occurring affordable housing' and calls for regulatory tools that maintain park viability, reduce redevelopment pressure, and support long-term housing stability for residents. Development of a stand-alone Manufactured Home Park zone (MHPZ) is intended to directly implement the HPS strategy by establishing a zoning framework focused on preservation, clarity, and compliance with state housing statutes. The City received a Technical Assistance Grant from the Oregon Department of Land Conservation and Development (DLCD), and through a joint selection process conducted by the City and DLCD, 3J Consulting was retained to provide technical and policy support for this effort. 3J will lead tonight's presentation. To date, this project has included:

- Since August of 2025, City staff and the consultant team have been working with a Management Advisory Committee (MAC) composed of manufactured home park residents, real estate professionals, affordable housing providers, and a representative from the Housing and Human Services Advisory Committee and the Planning Commission to inform policy development.
- A number of meetings have been held before Ashland's various advisory committees, Planning Commission and Council, including:
 - ✓ **August 27, 2024** – Planning Commission Study Session
 - ✓ **March 17, 2025** – City Council Study Session
 - ✓ **January 27, 2026** – Joint Planning Commission, City Council & Housing and Human Services Advisory Committee Study Session
 - ✓ **April 23, 2026** – Housing and Human Services Advisory Committee Study Session
 - ✓ **April 28, 2026** – Planning Commission Study Session

COMMUNITY DEVELOPMENT DEPARTMENT

51 Winburn Way
Ashland, Oregon 97520
ashland.or.us

Tel: 541.488.5305
Fax: 541.552.2050
TTY: 800.735.2900



- The consultant team has conducted stakeholder interviews with manufactured home park owners where they were available and willing.
- A project website has been created at: <https://www.ashlandoregon.gov/MHPZ>
- An on-line community survey has been conducted for those unable to attend the public meetings.

The Planning Commission last considered this matter in a study session on April 28th, and Commission recommendations from the study session have been incorporated into the materials being considered tonight.

Proposed Changes for Consideration Tonight

The proposed changes under consideration tonight include the following:

- **Unit Standards for Individual Lots:** The proposed standards for individual manufactured homes are revised to comply with state law limiting local regulations to standards also applicable to single family homes. The amendments base interior setbacks on fire code requirements, clarify floodplain standards, and encourage the use of metal skirting to improve wildfire resilience.
- **Unit Standards for Parks:** Proposed standards include an 18 unit/acre density with units less than 500 square feet counting as 0.5 units for density purposes, no minimum unit square footage or lot width/depth, interior setbacks per fire code, addressing lot coverage in a manner consistent with other zones in Ashland, retention of the five percent open space requirement, and a requirement that landscaping comply with wildfire safety standards.
- **Community Serving Uses:** The amendments allow community serving facilities within manufactured home parks, including clubhouses, management offices, community gathering spaces, laundry facilities, and recreation areas. Limited commercial uses such as small offices, cafes, and personal services may be approved through the Conditional Use Permit process.
- **Childcare Facilities:** Consistent with House Bill 3005 (2023), the amendments revise the Allowed Use Table in AMC 18.2.2.030 to permit childcare facilities in all zoning districts where required by state law. As part of this update, childcare facilities are also permitted outright within the proposed Manufactured Home Park Zone.
- **Performance Standards Options Chapter:** The amendments provide for new parks to be developed through the Performance Standards Options Chapter (AMC 18.3.9).
- **Addressing Non-Conforming Developments:** The proposed updates include a path to modify existing non-conforming developments through the Conditional Use Permit process and clarify hardship criteria. This would apply to land use non-conformities, and would not alter fire code requirements, utility standards, etc.

COMMUNITY DEVELOPMENT DEPARTMENT

51 Winburn Way
Ashland, Oregon 97520
ashland.or.us

Tel: 541.488.5305
Fax: 541.552.2050
TTY: 800.735.2900



- **Tenant Protections:** A new section in Chapter 10 is proposed to incorporate requirements for a 180-day notice of sale (increased from 120 days in the prior draft following Planning Commission recommendation) to support the opportunity for tenants to purchase parks and create resident-owned communities (ROCs). Anti-harassment provisions and requirements for a relocation plan are also included.
- **Zoning Map Amendment:** Ashland's zoning map is proposed to be modified to create a new Manufactured Home Park Zone.
- **Comprehensive Plan Map Amendment:** Comprehensive Plan Map designations would also be updated to include a Manufactured Home Park designation. This would mean that existing parks within the Urban Growth Boundary that were proposed for annexation would be expected to come into the city as manufactured home parks, rather than having an outright requirement to come in at a multi-family residential zoning with the associated minimum density and affordability requirements.
- **Annexations:** Annexation standards are proposed to be amended so that the typical affordable housing requirements for annexed properties are not applied to manufactured home parks, which are being protected here as a form of naturally occurring affordable housing. Density would also be capped at 18 units/acre, without further density bonuses.
- **Definitions:** New definitions of manufactured dwelling, prefabricated units (prefab) and recreation vehicle are also proposed.

COMMUNITY DEVELOPMENT DEPARTMENT

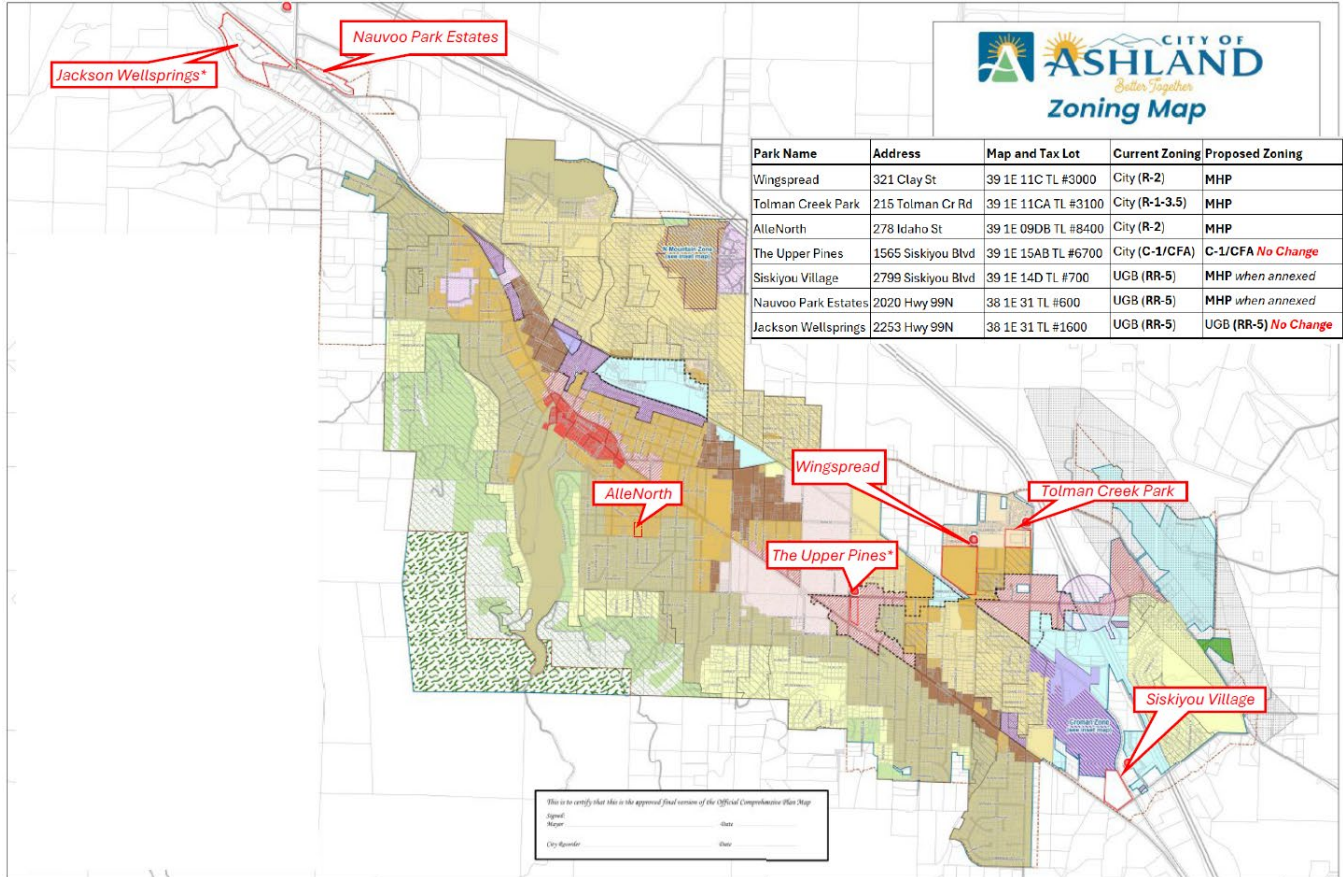
51 Winburn Way
Ashland, Oregon 97520
ashland.or.us

Tel: 541.488.5305
Fax: 541.552.2050
TTY: 800.735.2900



The Parks

Existing Manufactured Home Parks with Ashland’s Urban Growth Boundary (UGB) are in red and labeled on the map below:



The existing parks include:

- **Wingspread/321 Clay Street** – Wingspread Mobile Park is on 20.4 acres zones R-2 and contains approximately 116 manufactured homes.
- **Tolman Creek Park/215 Tolman Creek Road** – Tolman Creek Park is on 6.6 acres zoned R-1-3.5 and contains approximately 38 manufactured homes.
- **AlleNorth/278 Idaho Street** – The AlleNorth property is located in an established R-2 zoned neighborhood at the south-edge of the Siskiyou-Hargadine National Register Historic District. This property contains 28 spaces including 12 stick-built cottages and 16 RV spaces.
- **The Upper Pines/1565 Siskiyou Boulevard** – The Upper Pines is located on 2.6 acres in the C-1 zone and was recently included in the Climate Friendly Area (CFA) adoption. The property includes 51 manufactured homes and RV’s as well as two commercial buildings along Ashland Street and one commercial building on Siskiyou Boulevard.

COMMUNITY DEVELOPMENT DEPARTMENT

51 Winburn Way
Ashland, Oregon 97520
ashland.or.us

Tel: 541.488.5305
Fax: 541.552.2050
TTY: 800.735.2900



- **Siskiyou Village/2799 Siskiyou Boulevard** – Siskiyou Village is located outside of the city limits, within the UGB and contains approximately 49 manufactured homes.
- **Nauvoo Park Estates/2020 Highway 99N** – Nauvoo Park Estates is located outside of the city limits, within the UGB, and includes about 42 manufactured homes.
- **Jackson Wellsprings/2253 Highway 99N** – Jackson Wellsprings is located outside of the city limits, within the UGB, and includes a swimming pool, mineral baths, an RV park with approximately 16 ‘permanent’ RV spaces and also functions as an event space.

Stakeholder Input

Interviews were conducted by 3J Consulting with available and willing park owners or their representatives. The themes generally noted from these interviews included support for the modernization of the parks without penalizing upgrades; looking for greater flexibility for non-conforming sites and seeking to balance protection with practical incentives.

On-Line Survey

An on-line survey was conducted for several weeks to allow input from those who were unable to attend and participate in public meetings. The survey results are included in the attachments.

Recommendations

The Manufactured Home Park Zone Management Advisory Committee (MAC) assisted in reviewing existing regulations and identifying issues affecting park preservation and resident stability. As part of this work, the City, consultant team and MAC have evaluated Ashland’s existing Manufactured Housing Development regulations in [Ashland Municipal Code Section 18.2.3.180](#) which governs manufactured home parks within residential zones. This section has provided an important baseline for understanding existing requirements and identifying opportunities for modernization, simplification, removal of regulatory barriers, and alignment with state law. Following its review of the proposed amendments, the MAC expressed support for the creation of the Manufactured Home Park Zone and the associated code, Comprehensive Plan, and zoning map amendments.

The Housing and Human Services Advisory Committee reviewed and made a recommendation in support of the draft code amendments on April 23rd. Their recommendation is included in the attachments.

In considering the proposed amendments, staff would first note the following:

The Upper Pines (1565 Siskiyou Blvd) – In looking at the Upper Pines in April, Planning Commissioners recognizes that the Commercial zoning and Climate Friendly Area designation had substantial potential to accommodate housing under their current zoning and suggested that rezoning to MHPZ was not the best option. The property’s existing C 1 zoning and Climate Friendly Area designation already provide substantial opportunities for housing development and

COMMUNITY DEVELOPMENT DEPARTMENT

51 Winburn Way
Ashland, Oregon 97520
ashland.or.us

Tel: 541.488.5305
Fax: 541.552.2050
TTY: 800.735.2900



redevelopment, making application of the MHPZ potentially inconsistent with broader housing production objectives established through the CFA planning process. Staff concur that the Upper Pines should not be included in the new MHPZ.

Jackson Wellsprings (Hwy 99N, County within the Urban Growth Boundary) - In considering Jackson Wellsprings, which is located in the Urban Growth Boundary, during the most recent study session, Planning Commissioners recognizes that Jackson Wellsprings functions as a mixed use property containing recreational, event venue, camping, lodging, public pool, and 16 unit RV park components in addition to residential uses. Staff concurs that a Manufactured Home Park designation would not adequately reflect the property's existing character or range of activities.

AlleNorth/278 Idaho Street - Subsequent to the distribution of public notices for this action and the last study session, Housing and Planning staff spoke at length with David Allen who owns the property at 278 Idaho Street. This R-2 zoned property was included for consideration in the zone change as a legal nonconforming development containing a number of recreation vehicles (RVs) which would, based on recent state legislation, be permitted outright in a manufactured home park. The property has been owned by the Allen family since the 1970's and Mr. Allen has owned and managed the property himself since the early 1990's. It currently contains 12 small cottages and 16 RV spaces. Mr. Allen noted that he is not in favor of including his property in the MHPZ for the following reasons:

- The property does not contain any manufactured homes, and Mr. Allen asserts that it is not configured to add manufactured homes. It does however contain 12 small, stick-built rental cottages in addition to the RVs, and the cottages account for the large majority of the rental income from the property.
- The property is located within and is surrounded by an established residential neighborhood in the Siskiyou-Hargadine National Register Historic District. The property itself is considered non-historic/non-contributed because, while some cottages date to the historic period of significance, they have been modified and have a more modern appearance. Mr. Allen has suggested that zoning to enable adding manufactured homes to the eclectic mix of uses already on the property within a National Register Historic District would not be appropriate for the neighborhood.
- Mr. Allen has also suggested that the nature of the current rental use of the property is significantly different than a manufactured home park as the small RVs enable a different level of mobility from that of a manufactured home park. Allen notes that RV turnover is relatively high, with only three RVs having stayed for longer than three years. He also emphasizes that RVs remain fully mobile and can leave the site in under one hour.
- He would prefer the flexibility to continue operating the property as he has for decades while retaining the broadest possible variety of options for the heirs who will ultimately inherit the property.

COMMUNITY DEVELOPMENT DEPARTMENT

51 Winburn Way
Ashland, Oregon 97520
ashland.or.us

Tel: 541.488.5305
Fax: 541.552.2050
TTY: 800.735.2900



Mr. Allen's assessment is well-reasoned and given that the property is within a National Register Historic District, does not contain any manufactured homes, and can continue operating as an RV Park due to its legal non-conforming status, it seems appropriate not to alter the property's existing zoning. Staff also notes that one of the primary objectives of the proposed Manufactured Home Park Zone is to preserve housing opportunities and provide stability for residents who have made substantial investments in manufactured homes that are often difficult or impractical to relocate. Because the Idaho Street property consists of RV spaces occupied by vehicles designed for mobility and relatively easy relocation, the policy considerations supporting application of the Manufactured Home Park Zone are less directly applicable to this property than to traditional manufactured home parks.

With the above in mind, staff recommends approval of the ordinance amendments and associated map changes, with the Upper Pines, Jackson Wellsprings and the AlleNorth property to be excluded. These amendments reflect direction provided throughout the public engagement process to date, including advisory committee meetings, study sessions with the Planning Commission and Council, stakeholder input, and the on-line survey, and are in keeping with the intent of the Housing Production Strategy.

Notice of Sale/Opportunity to Purchase – As proposed, the amendments include new section 10.116 which requires a 180-day Notice of Sale to give tenants the opportunity to pursue purchase of parks to be sold and to look into the formation of a resident-owned community (ROC). Current provisions in state law require only a 15-day notice of sale, with an additional 14-days for the owner to respond if tenants express interest in purchasing, and a final 45 days for tenants to form a corporate entity to pursue purchase. In reviewing the proposal, the City Attorney has recognized that increasing the requirements substantially beyond the state requirement has a legitimate public purpose as intended in the Housing Production Strategy but questioned whether any other city in Oregon has enacted similar requirements. He recommended making clear that the proposal is an additional requirement for operation in the city and that sellers would need to comply with state and city regulations; clearly justifying the requirement for additional time in the ordinance; and to be sure to structure language relative to a first right-of-refusal in terms of local remedies without affecting the title or compelling sale.

Recommended Motion

The goal of tonight's hearing is to yield a Planning Commission recommendation for the Council to consider as they conduct first reading of the proposed ordinances on June 16th. Staff would recommend the following motions:

I move that the Planning Commission recommend the City Council adopt the ordinance amendments as proposed [or as amended] below, including the following actions to create new

COMMUNITY DEVELOPMENT DEPARTMENT

51 Winburn Way
Ashland, Oregon 97520
ashland.or.us

Tel: 541.488.5305
Fax: 541.552.2050
TTY: 800.735.2900



Manufacture Home Park (MHP) Comprehensive Plan and Zoning designations and supporting regulations within the City of Ashland:

- Ordinance #3296 amending Ashland Municipal Code Sections 18.2.2.030 (Allowed Uses), 18.2.3.170 (Manufactured Home on Individual Lot), 18.2.3.180 (Manufactured Housing Developments), 18.3.9.020 (Applicability of the Performance Standards Option), 18.3.9.030 (PSO Overlay), and related provisions to establish the Manufactured Home Park Zone (MHPZ), modify manufactured home park standards, and implement state law requirements relating to childcare facilities and residential care uses.
- Ordinance #3297 amending the adopted Zoning Map to add the Manufactured Home Park zone but excluding the AlleNorth and Upper Pines properties.
- Ordinance #3298 amending the adopted Comprehensive Plan Map to add a designation for a Manufactured Home Park zone but excluding the Jackson Wellsprings, AlleNorth and Upper Pines properties.
- Ordinance #3306 adding chapter 10.116 to the Ashland Municipal Code establishing notice of sale, opportunity to purchase, relocation standards, and tenant protections for manufactured home park residents.

I move that the Planning Commission recommend that the City Council adopt the findings as presented [or as amended] in support of the proposed Manufactured Home Park Zone (MHPZ) code amendments, Comprehensive Plan Map amendments, Zoning Map amendments, and tenant protection provisions.

REFERENCES & ATTACHMENTS

- Attachment #1:** Draft ORD #3296
- Attachment #2:** Draft ORD #3297
- Attachment #2A:** Draft ORD #3297, Exhibit A: Zoning Map for Adoption
- Attachment #3:** Draft ORD #3298
- Attachment #3A:** Draft ORD #3298, Exhibit A: Comprehensive Pla Map for Adoption
- Attachment #4:** Draft ORD #3306
- Attachment #5:** Draft Findings prepared by 3J consulting
- Attachment #6:** Case Studies Memo
- Attachment #7:** ORS 90.842-844 & Supporting
- Attachment #8:** HB 4064, Removal of Obstacles to Manufactured Homes in Single Family Zones & Parks
- Attachment #9:** Housing & Human Services Advisory Committee 4/23 Minutes
- Attachment #10:** On-Line Survey Questions & Responses
- Attachment #11:** June 1, 2026 David Allen letter
- Attachment #12:** June 1, 2026 Rogue Valley Association of Realtors letter
- Attachment #13:** Eugene Mobile Home Park article

COMMUNITY DEVELOPMENT DEPARTMENT

51 Winburn Way
Ashland, Oregon 97520
ashland.or.us

Tel: 541.488.5305
Fax: 541.552.2050
TTY: 800.735.2900

ORDINANCE NO. 3296

AN ORDINANCE AMENDING ASHLAND MUNICIPAL CODE SECTIONS 18.2.2.030 (ALLOWED USES), 18.2.3.170 (MANUFACTURED HOME ON INDIVIDUAL LOT), 18.2.3.180 (MANUFACTURED HOUSING DEVELOPMENTS), 18.3.9.020 (APPLICABILITY OF THE PERFORMANCE STANDARDS OPTION), 18.3.9.030 (PSO OVERLAY), AND RELATED PROVISIONS TO ESTABLISH THE MANUFACTURED HOME PARK ZONE (MHPZ), MODIFY MANUFACTURED HOME PARK STANDARDS, AND IMPLEMENT STATE LAW REQUIREMENTS RELATING TO CHILDCARE FACILITIES AND RESIDENTIAL CARE USES

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~bold-lined through~~, and additions are **bold underlined**.

WHEREAS, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City. The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession.

WHEREAS, the Oregon Legislature has adopted amendments to state law intended to reduce barriers to manufactured housing and expand housing choice, including provisions requiring local governments to allow manufactured dwellings on individual lots under standards that are clear and objective and that do not unreasonably restrict placement of manufactured homes meeting applicable construction and safety standards, including ORS 197.314, ORS 197.307, and ORS 197A.400; and

WHEREAS, the State of Oregon recognizes manufactured housing and manufactured home parks as an important component of the state's needed housing supply and has adopted policies and legislation intended to encourage the preservation, improvement, and continued availability of manufactured housing opportunities throughout Oregon; and

WHEREAS, the City of Ashland Housing Production Strategy identifies Strategy G, "Maintain quality and support preservation of existing manufactured home parks," as a priority action to preserve existing housing opportunities, support reinvestment in manufactured housing communities, and maintain long term housing stability for Ashland residents; and

WHEREAS, the Housing Element of the Ashland Comprehensive Plan establishes goals and policies to ensure a range of housing types for the community, support the creation and preservation of housing affordable to low and moderate income households, and encourage efficient residential development patterns that make effective use of urban land and infrastructure; and

WHEREAS, Statewide Planning Goal 10 requires local governments to provide for the housing needs of Oregon residents, and the City of Ashland's acknowledged Housing Capacity Analysis and Housing Production Strategy identify manufactured housing as an important source of homeownership opportunities and a needed component of the City's housing supply; and

WHEREAS, manufactured home parks provide an important source of attainable homeownership opportunities within the City of Ashland, offering housing choices for households that may otherwise be unable to purchase a home in the local market, and the preservation and modernization of manufactured housing communities serves an important public purpose by maintaining housing stability, supporting reinvestment, and preserving a diverse supply of housing choices for current and future residents; and

WHEREAS, the Oregon Legislature has adopted additional housing and community service related requirements, including HB 3560 relating to childcare facilities and HB 2005 relating to residential care homes and residential care facilities, and the amendments include revisions to the Ashland Municipal Code necessary to maintain consistency with current state law and ensure such uses are permitted in accordance with applicable statutory requirements; and

WHEREAS, the City Council finds that the amendments adopted herein, including establishment of a Manufactured Home Park Zone, updates to manufactured housing standards, and revisions necessary to comply with state requirements relating to childcare facilities and residential care uses, will promote compliance with state law, implement adopted Housing Production Strategy actions, further the goals and policies of the Ashland Comprehensive Plan, support the preservation of needed housing, expand housing and community service opportunities, and provide clear and objective standards for development within the City.

THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:

SECTION 1. The above recitations are true and correct and are incorporated herein by this reference.

SECTION 2. AMC 18.2.2.030, Allowed Uses, is hereby amended as follows:

18.2.2.030 Allowed Uses

A. Uses Allowed in Base Zones. Allowed uses include those that are permitted, permitted subject to special use standards, and allowed subject to approval of a conditional use permit. Where Table [18.2.2.030](#) does not list a specific use and part [18.6](#) does not define the use or include it as an example of an allowed use, the City may find that use is allowed, or is not allowed, following the procedures of section [18.1.5.040](#).

B. Permitted Uses and Uses Permitted Subject to Special Use Standards. Uses listed as “Permitted (P)” are allowed. Uses listed as “Permitted Subject to Special Use Standards (S)” are allowed, provided they conform to chapter [18.2.3](#), Special Use Standards. All uses are subject to the development standards of the zone in which they are located, any applicable overlay zone(s), and the review procedures of part [18.5](#). See section [18.5.1.020](#).

C. Conditional Uses. Uses listed as “Conditional Use Permit Required (CU)” are allowed subject to the requirements of chapter [18.5.4](#).

D. Prohibited Uses. Uses not listed in Table [18.2.2.030](#) and not found to be similar to an allowed use following the procedures of section [18.1.5.040](#) are prohibited. Prohibited uses are subject to the violations, complaints, and penalties sections in [18.1.6.080](#), [18.1.6.090](#), and [18.1.6.100](#).

E. Uses Regulated by Overlay Zones. Notwithstanding the provisions of chapter [18.2.2](#), additional land use standards or use restrictions apply within overlay zones. An overlay zone may also provide for exceptions to some standards of the underlying zone. For uses allowed in special districts CM, HC, NM, NN and SOU, and for regulations applying to the City’s overlay zones, refer to part [18.3](#).

F. Accessory Uses. Uses identified as “Permitted (P)” are permitted as primary uses and as accessory uses. For information on other uses that are customarily allowed as accessory, please refer to the description of the land use categories in part [18.6](#), Definitions.

G. Mixed-Use. Uses allowed in a zone individually are also allowed in combination with one another, in the same structure or on the same site, provided all applicable development standards and building code requirements are met.

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 (e.g., street rights-of-way, parks, sidewalks, or other public grounds) 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. In addition to the short-term food truck event permit, food truck vendors shall obtain a business license, register for and pay applicable food and beverage tax, and receive any requisite inspections from the Building and Fire Departments and the Jackson County Environmental Public Health Department. Short-term food truck events are not to be permitted in residential zones.

3. Garage Sales. Garage sales shall have a duration of not more than two days and shall not occur more than twice within any 365-day period. Such activity shall not be accompanied by any off-premises advertisement. For the purpose of this chapter, garage sales meeting the requirements of this subsection shall not be considered a commercial activity.

4. Temporary Buildings. Temporary occupancy of a manufactured housing unit or similar structure may be permitted for a period not to exceed 90 calendar days upon the granting of a permit by the Building Official. Such occupancy may only be allowed in conjunction with construction on the site. Said permit shall not be renewable within a six-month period beginning at the first date of issuance, except with approval of the Staff Advisor.

I. Disclaimer. Property owners are responsible for verifying whether a proposed use or development meets the applicable standards of this chapter.

Table 18.2.2.030. Uses Allowed by Zone											
	MH PZ	R-1	R-1-3-5	R-2	R-3	RR	W R	C-1 & C-1-D	E-1	M-1	Special Use Standards
A. Agricultural Uses ¹											
Agriculture, except Keeping of Bees, Livestock and	N	P	P	P	P	P	P	N	N	N	Animal sales, feed

Micro-Livestock, Homegrown Marijuana Cultivation, and Marijuana Production												yards, keeping of swine, commercial compost, or similar uses not allowed
Keeping of Bees	S	S	S	S	S	S	S	N	N	N	Sec. 18.2.3.160	
Keeping of Livestock	N	S	N	N	N	S	S	N	N	N		
Keeping of Micro-Livestock	N	S	S	S	S	S	S	N	N	N		
Marijuana Cultivation, Homegrown	N	S	S	S	S	S	S	S	S	S	Sec. 18.2.3.190 See General Industrial, Marijuana Production	
B. Residential Uses												
Single-Family Dwelling	N	P	P	P	P	P	P	S	S	N	See Single-Family standards in Sec. 18.2.5.090 Sec. 18.2.3.130 for	

												<p>dwelling in C-1 zone and E-1 zone</p> <p>Dwellings and additions in Historic District Overlay, see Sec. 18.2.3.120 and 18.2.5.070</p>
Accessory Residential Unit	<u>N</u>	S	S	S	S	S	S	N	N	N	<p>Sec. 18.2.3.040 and 18.5.2.020. C.2</p> <p>Dwellings and additions in Historic District Overlay, see Sec. 18.2.3.120 and 18.2.5.070</p>	
Cottage Housing	<u>N</u>	S	N	N	N	N	N	N	N	N	<p>Sec. 18.2.3.090,</p>	

												Cottage Housing
Duplex	<u>N</u>	S	S	S	S	S	S	S	S	S	N	Sec. 18.2.3.110 , Duplex, and 18.5.2.020 . C.2 Sec. 18.2.3.130 for dwellings in C-1 zone and E-1 zone Dwellings and additions in Historic District Overlay, see Sec. 18.2.3.120 and 18.2.5.070
Manufactured Home on Individual Lot	<u>S</u>	S	S	S	S	N	N	N	N	N	N	Sec. 18.2.3.170 and not allowed in Historic

											District Overlay
Manufactured Housing Development	<u>S</u>	N	S	CU +S	N	N	N	N	N	N	Sec. 18.2.3.180
Multifamily Dwelling	<u>N</u>	N	P	P	P	N	N	S	S	N	Sec. 18.2.3.130 for C-1 zone and E-1 zone Dwellings and additions in Historic District Overlay, see Sec. 18.2.3.120 and 18.2.5.070
Rental Dwelling Unit Conversion to For- Purchase Housing	<u>N</u>	N	N	S	S	N	N	N	N	N	Sec. 18.2.3.200
Home Occupation	<u>S</u>	S	S	S	S	S	S	S	S	N	Sec. 18.2.3.150
C. Group Living											
Nursing Homes, Convalescent Homes	<u>CU</u>	C U	C U	CU	CU	CU	C U	N	N	N	See chapter 18.3.3 , Health Care

											Services District
Residential Care Home	<u>P</u>	P	P	P	P	P	P	<u>S</u> N	<u>S</u> N	N	Subject to State licensing requirements
Residential Care Facility	<u>P</u>	<u>P</u> C U	P	P	P	CU	C U	<u>S</u> N	<u>S</u> N	N	Subject to State licensing requirements
Room and Boarding Facility	<u>N</u>	N	P	P	P	N	N	N	N	N	
D. Public and Institutional Uses											
Airport	<u>N</u>										See chapter 18.3.7 , Airport Overlay
Cemetery, Mausoleum, Columbarium	<u>N</u>	N	N	N	N	CU	N	N	N	N	
Child Care Facility	<u>P</u>	<u>P</u> C U	<u>P</u> C U	<u>P</u> CU	<u>P</u> CU	<u>P</u> CU	<u>P</u> C U	P	P	P	Family Child Care Home exempt from planning application procedure

												pursuant to ORS 329A.440 , see part 18.6 for definition Subject to State licensing requirements
Club Lodge, Fraternal Organization	<u>CU</u>	C U	C U	CU	CU	CU	C U	P	C U	C U		
Electrical Substation	<u>N</u>	N	N	N	N	N	N	CU	C U	P		
Hospitals	<u>N</u>	C U	C U	CU	CU	CU	N	N	N	N		See chapter 18.3.3 , Health Care Services District
Governmental Offices and Emergency Services (e.g., Police, Fire); excluding Outdoor Storage	<u>N</u>	C U	C U	N	N	CU	C U	P	P	P		
Mortuary, Crematorium	<u>N</u>	N	N	N	N	CU	N	P	P	P		
Park, Open Space, and Recreational Facility, including playgrounds,	<u>P</u>	P	P	P	P	P	P	N	N	N		

trails, nature preserves, athletic fields, courts, swim pools, and similar uses												
Public Parking Facility	<u>N</u>	P	P	P	P	P	P	P	P	P		
Recycling Depot	<u>N</u>	N	N	N	N	N	N	N	P	P	Not allowed within 200 feet of a residential zone	
Religious Institution, Houses of Worship	<u>CU</u>	C U	C U	CU	CU	CU	C U	CU	C U	C U		
School, Private (Kindergarten and up)	<u>N</u>	C U	C U	CU	CU	CU	C U	N	N	N		
School, Public (Kindergarten and up)	<u>N</u>	P	P	P	P	P	C U	N	N	N		
School, Private College/Trade/Technical School	<u>N</u>	N	N	N	N	N	N	N	C U	P		
Utility and Service Building, Yard and Structure, Public and Quasi-Public, excluding electrical substations	<u>N</u>	C U	C U	N	N	CU	C U	P	P	P	Includes public service building, yard, and structures such as public works yards	

												Yards not allowed in the RR, WR, and C-1 zones
Wireless Communication Facility	CU	C U	C U	CU	CU	CU	C U	P or CU	P o r C U	P o r C U	Chapter 18.4.10	
E. Commercial Uses												
Amusement/Entertainment , includes theater, concert hall, bowling alley, miniature golf, arcade; excluding drive-up uses	N	N	N	N	N	N	N	P	C U	P		
Automotive and Truck Repair, or Service; includes fueling station, car wash, tire sales and repair/replacement, painting, and other repair for automobiles, motorcycles, aircraft, boats, RVs, trucks, etc.	N	N	N	N	N	N	N	S or CU	S o r C U	P	Sec. 18.2.3.050 In C-1 zone, fuel sales and service is a permitted use provided within the Freeway Overlay, see chapter 18.3.8 ;	

												<p>conditional use in locations outside of Freeway Overlay</p> <p>In E-1 zone, auto and truck repair is a permitted use if 200 feet or more from residential zones; fuel sales and service requires CU permit</p>
Automotive Sales and Rental, includes motorcycles, boats, RVs, and trucks	<u>N</u>	N	N	N	N	N	N	CU	C U	P		Not allowed within Historic District Overlay
Accessory Travelers' Accommodation (See also Travelers' Accommodation)	<u>N</u>	N	N	CU +S	CU +S	N	N	N	N	N		Sec. 18.2.3.220
Bakery, except as classified as Food Processing	<u>CU</u>	N	N	N	N	N	N	P	P	P		

Commercial Laundry, Cleaning, and Dyeing Establishment	<u>N</u>	N	N	N	N	N	N	S	S	P	Sec. 18.2.3.080
Commercial Recreation, includes country club, golf course, swimming club, and tennis club; excluding intensive uses such as driving range, race track, or amusement park	<u>CU</u>	C U	C U	N	N	CU	C U	N	N	N	
Drive-Up Use	<u>N</u>	N	N	N	N	N	N	S	N	N	Per Sec. 18.2.3.100 , Drive-Up uses are limited to area east of Ashland St at intersection of Ashland St/Siskiyou Blvd
Food Trucks and Food Carts	<u>N</u>	N	N	N	N	N	N	S	S	S	Sec. 18.2.3.145
Hostel	<u>N</u>	N	N	CU	CU	N	N	CU *	N	N	*In C-1 zone, requires annual Type I review for at least

												the first three years, after which time the Planning Commission may approve a permanent facility through the Type II procedure
Hotel/Motel	<u>N</u>	N	N	N	N	N	N	N	CU	C U	P	
Kennel (See also Veterinary Clinic)	<u>N</u>	N	N	N	N	N	N	N	S	S	C U	No animals kept outside within 200 feet of a residential zone
Limited Retail Uses in Railroad Historic District	<u>N</u>	N	C U	CU	CU	N	N	N	N	N	N	Sec. 18.2.3.210 for Retail Uses Allowed in Railroad

												Historic District
Lumber Yard and Similar Sales and Rental of Building or Contracting Supplies, or Heavy Equipment	<u>N</u>	N	N	N	N	N	N	CU	C U	P		
Marijuana Retail Sales, includes sale of medical and recreational marijuana	<u>N</u>	N	N	N	N	N	N	S or CU	S o r C U	N	Per Sec. 18.2.3.190 , marijuana retail sales are limited to the C-1 and E-1 zones and located on a boulevard or 200 feet or more from any residential zone, see Sec. 18.2.3.190	
Nightclub, Bar	<u>N</u>	N	N	N	N	N	N	S	C U	P	Not allowed within the Historic District Overlay unless	

											located in C-1-D
Office	<u>CU</u>	N	N	CU	CU	N	N	P	P	P	
Outdoor Storage of Commodities or Equipment associated with an allowed use	<u>N</u>	N	N	N	N	N	N	CU	C U	P	
Plant Nursery, Wholesale, except Marijuana Production	<u>N</u>	N	N	CU	CU	N	N	N	N	N	
Restaurants	<u>CU</u>	N	N	N	N	N	N	P	P	P	
Retail Sales and Services, except Outdoor Sales and Services	<u>CU</u>	N	N	CU +S	N	N	N	P	S	S	In R-2 zone, uses limited to personal and profession al services, except see Sec. 18.2.3.210 for retail uses allowed in Railroad Historic District In E-1 zone, Retail limited to

												20,000 square feet of gross leasable floor space per lot In M-1 zone, uses limited to serving persons working in zone See Marijuana Retail Sales
Self-Service Storage, Commercial (Mini-Warehouse)	<u>N</u>	N	N	N	N	N	N	N	C U	P		
Travelers' Accommodation (See also Accessory Travelers' Accommodation)	<u>N</u>	N	N	CU +S	CU +S	N	N	N	N	N		Sec. 18.2.3.220
Veterinary Clinic	<u>N</u>	N	N	N	N	N	N	P	P	P		
F. Industrial and Employment Uses												

Cabinet, Carpentry, and Machine Shop, and related Sales, Services, and Repairs	<u>N</u>	N	N	N	N	N	N	N	S o r C U	P	In the E-1 zone, uses within 200 feet of a residential zone require CU permit
Commercial Excavation and Removal of Sand, Gravel, Stone, Loam, Dirt or Other Earth Products	<u>N</u>	N	N	N	N	CU +S	N	N	N	N	Sec. 18.2.3.070
Concrete or Asphalt Batch Plant	<u>N</u>	N	N	N	N	N	N	N	N	C U	
Dwelling for a caretaker or watchman	<u>N</u>	N	N	N	N	N	N	N	C U	C U	
Food Products Manufacture/Processing/Preserving, including canning, bottling, freezing, drying, and similar processing and preserving	<u>N</u>	N	N	N	N	N	N	S	S	P	In the C-1 zone, manufacture or assembly of items sold is a permitted use, provided such manufacturing or assembly occupies 600

												square feet or less, and is contiguous to the permitted retail outlet In the E-1 zone, see Sec. 18.2.3.140
Manufacture, General, includes Marijuana Laboratory, Processing, and Production	<u>N</u>	N	N	N	N	N	N	N	P	P	P	In E-1 and M-1 zones, marijuana laboratory, processing, and production are subject to the special use standards in Sec. 18.2.3.190 See Marijuana Cultivation

											Homegro wn
Manufacture, Light; excluding saw, planing or lumber mills, or molding plants	<u>N</u>	N	N	N	N	N	N	S	P	P	Requires assembly, fabricating , or packaging of products from previously prepared materials such as cloth, plastic, paper, cotton, or wood In the C-1 zone, manufactu re or assembly of items sold in a permitted use, provided such manufactu ring or assembly

												occupies 600 square feet or less, and is contiguous to the permitted retail outlet
Outdoor Storage of Commodities or Equipment associated with an allowed use	<u>N</u>	N	N	N	N	N	N	CU	C U	P		
Television and Radio Broadcasting Studio	<u>N</u>	N	N	N	N	N	N	N	P	P		
Wholesale Storage and Distribution, includes Marijuana Wholesale	<u>N</u>	N	N	N	N	N	N	N	S	S	Deliveries and shipments limited to 7 a.m. - 9 p.m. within 200 feet of a residential zone In E-1 and M-1 zones, marijuana wholesale is subject to the	

											special use standards in Sec. 18.2.3.190
Wrecking, Demolition, and Junk Yards	<u>N</u>	N	N	N	N	N	N	N	N	C U	
G. Other Uses											
Temporary Tree Sales	<u>N</u>	N	N	N	N	N	N	P	N	N	Allowed from November 1 to January 1
Temporary Use	CU, except uses lasting less than 72 hours are subject to ministerial review, per Sec. 18.2.2.030.H										
1 KEY: P = Permitted Use; S = Permitted with Special Use Standards; CU = Conditional Use Permit Required; N = Not Allowed.											

SECTION 3. AMC 18.2.3.170, Manufactured Home on Individual Lot, is hereby amended as follows:

18.2.3.170 Manufactured Home on Individual Lot

Manufactured dwellings relocated into the City shall conform to City standards. Manufactured homes are permitted on individual lots, subject to all of the following design standards.

~~A. Floor Plan. The manufactured home shall be multi-sectional and have an enclosed floor area of not less than 1,000 square feet.~~

~~B. Roof. The manufactured home shall have a pitched roof with a slope not less than 3 feet in height for each 12 feet in width (14 degrees).~~

C. Residential Building Materials. The manufactured home shall have exterior siding and roofing which in color, material, and appearance are similar or superior to the exterior siding and roof material used on nearby residences (e.g., horizontal wood or wood-appearance siding is considered "superior" to metal siding and roofing).

D. Garages and Carports. **Garages and carports shall utilize materials, colors, and design elements that are visually compatible with the primary dwelling. Compatibility shall be consistent with sections 18.4.2.030 (D.) and (E.)**~~If the manufactured home has a garage or carport, the garage or carport shall be constructed of materials like those used on the house.~~

E. Thermal Envelope. The manufactured home shall be certified by the manufacturer to meet the thermal envelope requirements equivalent to those for a single-family dwelling constructed under the building code. Evidence demonstrating that the manufactured home meets "Super Good Cents" energy efficiency standards, or equivalent standard, is deemed to satisfy the exterior thermal envelope certification requirement.

F. Placement. **The manufactured home shall conform with building code requirements in chapter 18.4 and the minimum set-up standards of the adopted state Administrative Rules for Manufactured Dwellings, OAR 918.**~~The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that it complies with the applicable building code requirements, including the height above grade, and the minimum set-up standards of the adopted state Administrative Rules for Manufactured Dwellings, OAR [918](#).~~

G. Floodplain. **Manufactured homes located within flood hazard areas shall comply with chapter 18.3.10 Physical and Environmental Constraints and chapter 15.10.080 Provisions for Flood Hazard Protection, along with all applicable floodplain management requirements of the Federal Emergency Management Agency (FEMA), including but not limited to standards adopted through the National Flood Insurance Program (NFIP).**~~Manufactured homes shall comply with chapter [18.3.10](#) Physical and Environmental Constraints~~

H. Foundation Skirt. The foundation area of the manufactured home shall be fully skirted with concrete, ~~horizontal wood, or vinyl siding~~, or other solid materials, pursuant to applicable building codes. **Metal siding shall be encouraged to increase fire safety and protection.**

I. Design Features. The manufactured home shall incorporate at least two of the single-family design features in section [18.2.5.090](#).

J. Prohibited. The manufactured home shall not be located in a designated historic district.

SECTION 4. AMC 18.2.3.180, Manufactured Housing Developments, is hereby amended as follows:

18.2.3.180 Manufactured Housing Developments

A. Purpose. The purpose of this section is to encourage the most appropriate use of land for manufactured housing development purposes, to encourage design standards **which will create pleasing appearances**, to provide sufficient open space for light, air, and recreation, to provide adequate access to manufactured housing sites, and to refer minimum utility service facilities to appropriate City codes.

B. General Provisions.

1. Manufactured housing development may be located or relocated only in R-1-3.5 and R-2 zones, **or the MHP zone**

~~2. No manufactured housing developments may be located, relocated, or increased in size or number of units within any other zone.~~

3. No manufactured housing developments may be located within the Historic District Overlay.

4. Manufactured housing developments shall be subject to regulations of this chapter and shall be located only on sites approved for use under the provisions of such chapter. No person shall establish, operate, manage, maintain, alter, or enlarge any manufactured housing development contrary to the provisions of this ordinance.

5. In addition to the requirements of this chapter, all manufactured housing developments shall conform to the regulations of ORS [446](#), together with such administrative rules as may be adopted from time to time, except where such regulations are exceeded by the requirements of this chapter, in which case the more stringent requirements shall apply.

C. Procedure for Approval. The procedure for approving a manufactured home development is the same as for the Performance Standards Option (Outline Plan and Final Plan), pursuant to chapter [18.3.9](#).

D. Manufactured Housing Development Design Standards.

1. Minimum Court Size. A manufactured housing development shall occupy a site of not less than one acre in size.
2. Density. The maximum density permitted shall be **18 manufactured dwelling units per acre, regardless of zoning district. Density calculations, minimum unit counts, and proximity standards shall be determined in accordance with the definition of Manufactured Dwelling Park in this title** ~~eight manufactured housing units per acre of developed court area. Manufactured housing which is 14 feet wide or less, or which is less than 800 square feet in size will count as 0.75 units for this calculation.~~
3. Manufactured Housing Sites or Lots. **Manufactured housing sites or lots shall meet the minimum dimensional standards established by applicable building and fire codes. No minimum lot width or depth shall be required, provided that each site or lot accommodates required setbacks, access, utilities, and fire separation standards. All manufactured housing sites or lots must be at least 2,000 square feet in size, at least 35 feet wide, and at least 40 feet deep.**
4. Lot Coverage. Maximum lot coverage of any individual manufactured housing lot or site shall be 65 percent ~~in the R-2 zone and 55 percent in the R-1-3.5 zone regardless of zoning district. The general lot coverage requirements of the parent zone shall apply to the entire project site. In addition, the general lot coverage requirements of the parent zone shall also be complied with for the entire project site.~~
5. Setbacks.
 - a. Exterior Setbacks. Manufactured housing sites along the exterior boundary of the court shall have the same setbacks as required in the parent zone, and no less than a minimum of five **(5)** feet from a property boundary line.
 - b. Interior ~~Front Yard~~ Setbacks. **Interior setbacks for manufactured housing sites or lots shall comply with applicable building code and fire code separation standards. There shall be a front yard on each manufactured home lot or space of at least ten feet.**
 - c. ~~Interior Side and Rear Yard Setbacks~~ **There shall be side or rear yards of at least five feet. There shall be a minimum separation of ten feet between manufactured housing units. Encroachments, Porches, decks, and similar**

appurtenances may encroach into required interior setback areas, provided they comply with all applicable building and fire code requirements.

6. Street Standards. Public streets shall comply with the design standards contained in Chapter [18.4.6](#). Private streets shall be **constructed** a minimum of 20 feet in width, **consisting of a minimum 16-foot paved vehicular travel lane** and **constructed to a separated pedestrian walkway of at least four feet in width meeting the same standards as specified for requirements of subsection 18.2.3.180.D.7, or an alley-18-foot paved shared street designed to accommodate both vehicles and pedestrians. A private street may be a dead-end street no more than 300 feet in depth from a higher order road. Adequate** ~~If the road is 150 feet or greater, adequate~~ turn-around shall be provided according to standards established by ~~the Planning Commission~~ **applicable fire code.**

7. Sidewalk Standards. Every manufactured housing development shall have a permanent pedestrian walkway at least 48 inches wide **within public rights of way. Private streets must be ADA compliant when connecting all manufactured housing units to public or private streets, common open spaces, parks, and commonly owned buildings and facilities. connecting all manufactured housing units to public or private streets, common open spaces, parks, and commonly owned buildings and facilities.**

8. Utilities. Provisions for electric, water, and sanitary service shall be made in accordance with established City procedures and law, including number, size, quality, and location of fixtures, connections, and facilities. Telephone and electric lines shall be placed underground.

9. Landscaping.

a. All areas of the development not occupied by paved roadways, pathways, parking areas, or not occupied by other facilities shall be landscaped. Areas that contain significant natural vegetation may be left in a natural state, if approved on the final landscaping plans. **Landscaping and all plantings must comply with wildfire protection standards.**

b. Manufactured housing ~~developments parks located in an R-1-3.5 zone shall have 45 percent of the entire site landscaped. Developments located in the R-2 zone~~ shall have 35 percent of the entire site landscaped.

10. Fencing. Fencing shall comply with all fencing requirements as per section [18.4.4.060](#).

11. Common Open Space. All developments are required to provide a minimum of five percent of the total lot area in common open space. **Common open space may be supplemented with outdoor amenities such as benches, water features, a children's play structure, garden, or a fenced dog run.**

12. Community Serving Buildings. Community-serving buildings are intended to support the daily needs of residents of a manufactured housing development and to enhance on-site services, social interaction, and management functions without altering the primarily residential character of the development. Non-residential community-serving buildings may be permitted within a manufactured housing development, although such buildings shall be accessory to and primarily serve residents of the development.

1. **Permitted Uses. The following community serving uses are permitted outright within a Manufactured Home Park.**

Resident serving uses, including:

- a. **Manager or administrative office;**
- b. **Clubhouse or community building;**
- c. **Resident gathering spaces, including facilities for extreme weather shelter (e.g., heat, smoke, or similar events);**
- d. **Laundry facilities;**
- e. **Recreation and wellness facilities (e.g., fitness room, game room, or library);**
- f. **Shared community kitchen or food preparation space;**
- g. **Resident storage, maintenance, and operations buildings;**
- h. **Mail and package facilities;**
2. **i. Childcare facilities and childcare centers, which may serve park residents and the general public. Conditional Uses. Commercial uses open to the public.**

other than childcare, may be permitted subject to a Conditional Use Permit pursuant to AMC 18.5.4, including retail, general office, professional or personal service offices, food service (e.g., café), and personal services.

3. Scale Limitation. The combined gross floor area of all uses authorized under this section, whether permitted outright or approved through a Conditional Use Permit, shall not exceed the greater of:

a. 100 square feet per unit; or

b. 2,500 square feet of gross floor area.

4. Compatibility. Uses shall be subordinate to and compatible with the residential character of the park. Conditional uses shall demonstrate compliance with AMC 18.5.4.

5. Outdoor seating, play areas, or gathering spaces associated with community-serving uses shall be integrated into the site's open space and pedestrian network.

~~**12. Play Area. If the manufactured housing development accommodates children less than 14 years of age, a separate general play area a minimum of 2,500 square feet in size, or 100 square feet of play area per unit, whichever is greater, shall be provided.**~~

E. Manufactured Housing Unit Standards. All manufactured housing units located in approved manufactured housing developments shall comply with all of the following requirements.

1. Manufactured housing units shall not be subject to a maximum floor area requirement. For the purposes of densification, manufactured housing units with a floor area of 500 square feet or less shall be counted as one-half (0.5) of a dwelling unit. Manufactured housing units shall be a minimum of 650 square feet in size.

~~**2. Manufactured housing units shall be at least 12 feet wide.**~~

~~**2.3**~~ Manufactured housing units shall have the Oregon Department of Commerce "Insignia of Compliance." The Building Official shall inspect the manufactured housing unit and occupancy shall be approved only if the Building Official has determined that the

manufactured housing unit has a valid insignia of compliance and has not deteriorated beyond an acceptable level of compliance.

3.4 Manufactured housing units shall be placed on permanent foundations, with wheels and hitches removed, be fully skirted or bermed, and shall have no uncovered openings except for vents of sufficient strength to support the loads imposed by the manufactured housing unit, based on accepted engineering design standards, as approved by the Building Official.

4.5. Manufactured housing units shall be provided with City water, sewer, electricity, telephone, and storm drainage, with easements dedicated where necessary.

5.6. Manufactured housing units shall comply with the thermal envelope requirements for heat loss required by the building code for single-family detached homes.

~~**7. Manufactured housing units shall have a deck or patio area adjacent to the home. The deck or patio shall be constructed of a permanent material and shall be at least 80 square feet in size, with a minimum width of eight feet in its least dimension.**~~

6. Notwithstanding the above, any manufactured home legally located within the Ashland Urban Growth Boundary prior to July 1, 1990, may be relocated to an approved manufactured home development, subject to a fire and life safety inspection by the Building Official.

F. Storage and Temporary Occupancy of Manufactured Homes.

1. A no-charge permit from the Staff Advisor is required for the storage of any manufactured housing unit on the home premises of the owner for any length of time when not used for living purposes; provided, however, that all units so stored shall abide by the yard requirements for accessory buildings in this chapter.

2. No manufactured housing unit shall be stored on a public street except for temporary maneuvering purposes.

3. For temporary occupancy of a manufactured housing unit, see subsection [18.2.2.030.H.3.](#)

G. Nonconforming Manufactured Housing Developments. Notwithstanding the provisions of chapter [18.1.4](#), Nonconforming Situations, manufactured housing development and an

individual manufactured housing unit utilized for living purposes on the effective date of this ordinance or of amendments thereto, which do not conform to the regulations of this chapter, shall be deemed to be nonconforming and may be continued, subject to the following regulations:

1. Routine maintenance and repairs may be performed within the manufactured housing development or upon individual manufactured housing units.
2. No nonconforming manufactured housing development shall be enlarged, remodeled, or modernized except in conformance with all requirements of this chapter; **however, enlargement, remodeling, or modernization of an area of less than two acres may be approved through the conditional use permit procedure contained in this ordinance, except that an area of less than two acres for a development to be enlarged, remodeled, or modernized may be approved through the conditional use permit procedure contained in this ordinance.**

a. Phased Compliance Consideration. As part of a conditional use permit review for a nonconforming manufactured housing development, the applicant may request approval of phased or partial compliance with current standards where full compliance would result in proportionate impact.

b. Review Criteria. In evaluating such a request, the decision-making body shall consider:

- i. **The extent to which the proposal improves the health, safety, and habitability of the manufactured housing development;**
- ii. **Whether the proposed improvements represent a reasonable progression toward conformance with this chapter;**
- iii. **The documented proportionate impact of requiring full compliance at the time of application; and**
- iv. **Whether the proposal avoids expanding or intensifying the nonconforming aspects of the development.**

- v. **Whether the proposal maintains or improves fire apparatus access, circulation, and emergency egress in a manner consistent with applicable fire code requirements and emergency response needs.**

c. Limitations. Approval under this subsection shall not permanently exempt the development from future compliance with this chapter.

3. No manufactured housing unit shall be located on the site of, or substituted for, a nonconforming manufactured housing unit, the use of which has been discontinued, except within a manufactured housing development holding a certificate of sanitation issued by the Board of Health, State of Oregon, issued prior to the effective date of this chapter. Relocation of existing units within the Ashland Urban Growth Boundary is exempted as provided in subsection [18.2.3.180.E.8](#).

4. If a nonconforming manufactured housing development holding a certificate of sanitation issued by the Board of Health, State of Oregon, ceases operation for a period of six months or more, said development shall be considered abandoned and shall be reinstated only in conformance with the requirements of this chapter.

H. Special Conditions. For the mitigation of adverse impacts, the City may impose conditions, including, but not limited to, requiring view-obscuring shrubbery, walls, or fences, and requiring retention of specified trees, rocks, water ponds or courses, or other natural features. (Ord. 3229 § 3, amended, 12/19/2023; Ord. 3191 § 4, amended, 11/17/2020)

SECTION 5. AMC 18.3.9.020, Applicability, is hereby amended as follows:

18.3.9.020 Applicability

Developments exercising the Performance Standards option, including developments that are required to apply the option pursuant to this ordinance, shall meet the provisions of this chapter and all other applicable sections of this ordinance; except that developments subject to this chapter are not required to meet the minimum lot size, lot width, lot depth, and setback standards of part [18.2](#), and other standards as specifically provided by this chapter. The Performance Standards option may be used to divide residential and non-residential zoned land, **or to approve cottage housing developments and manufactured housing developments.**

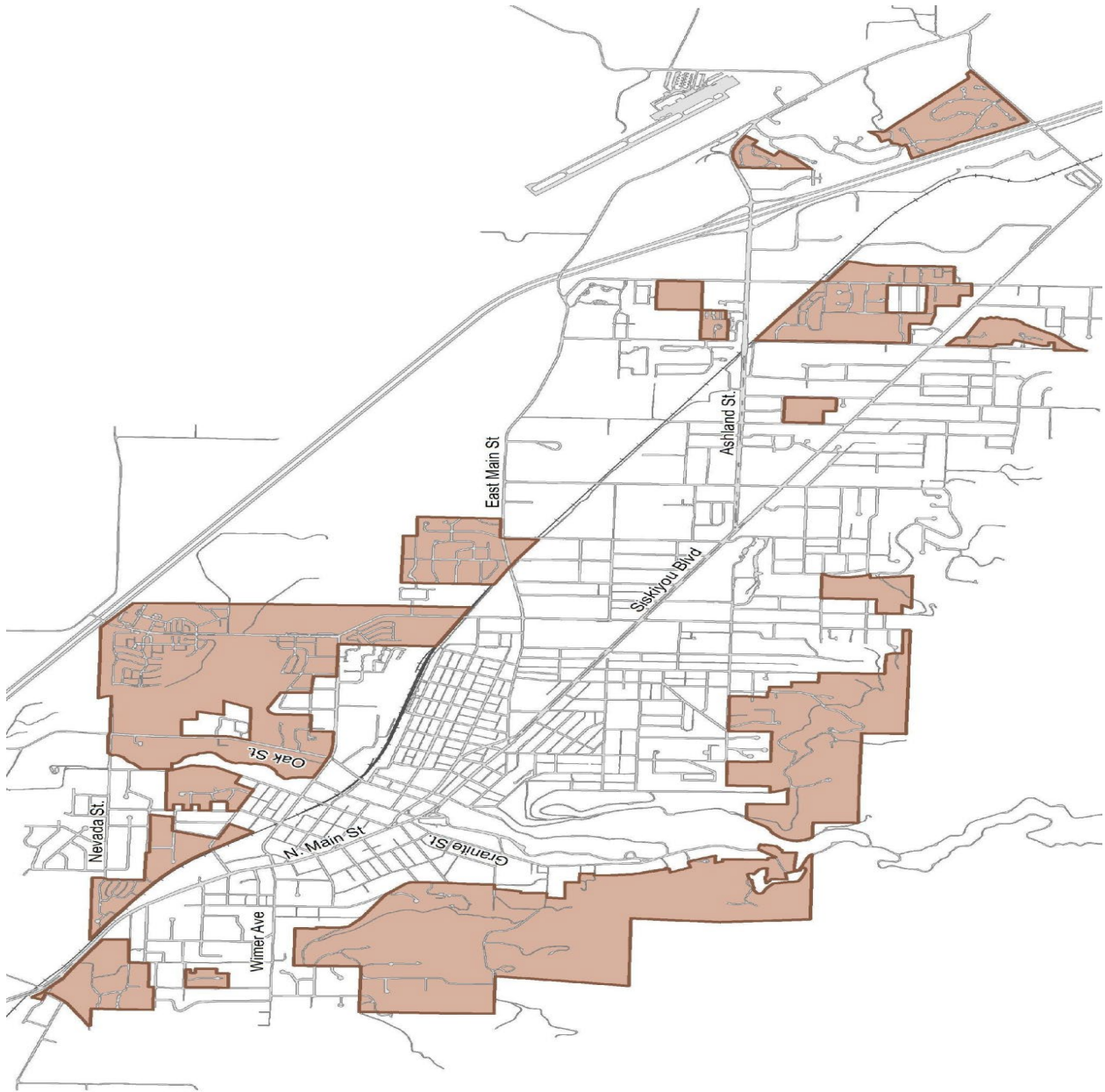


Figure 18.3.9.020. Performance Standards Option Overlay

SECTION 6. AMC 18.3.9.030, PSO Overlay, is hereby amended as follows:

18.3.9.030 PSO-Overlay

A. Purpose. The purpose of the PSO overlay is to distinguish between those areas that have been largely developed under the subdivision code, and those areas which, due to the

undeveloped nature of the property, sloping topography, or the existence of vegetation or natural hazards, are more suitable for development under Performance Standards.

B. Applicability. This chapter applies to properties located in the Performance Standards Option Overlay (PSO) as depicted on the Zoning Map. All developments in the PSO overlay, other than partitions and development of individual dwelling units, shall be processed under this chapter. The minimum number of dwelling units for a Performance Standards Subdivision within residential zoning districts is three.

C. Permitted Uses. In a PSO overlay, the granting of the application shall be considered an outright permitted use, subject to review by the Planning Commission for compliance with the standards set forth in this ordinance and the guidelines adopted by the City Council.

D. Development Outside PSO-Overlay. If a parcel is not in a PSO overlay, then development under this chapter may only be approved if one or more of the following conditions exist.

1. The parcel is larger than two acres and is greater than 200 feet in average width.
2. That development under this chapter is necessary to protect the environment and the neighborhood from degradation which would occur from development to the maximum density allowed under subdivision standards, or would be equal in its aesthetic and environmental impact.
3. The property is zoned R-2, R-3 or CM.

4. The property is developed as a cottage housing development **or as a manufactured housing development** consistent with the standards in sections [18.2.3.090](#), **and 18.2.3.180**. (Ord. 3147 § 6, amended, 11/21/2017)

SECTION 7. AMC 18.3.9.040, Review Procedures and Criteria, is hereby amended as follows:

18.3.9.040 Review Procedures and Criteria

Review Steps. There are two required steps to Performance Standards Options and PSO Overlay approval, which may be completed individually or combined for concurrent review pursuant to subsection [18.3.9.040.A](#).

1. Application for outline plan approval.
2. Application for final plan approval.

Permitting and guarantees for public improvements, including bonding, and the creation of common areas shall follow the same procedures as for a subdivision.

A. Outline Plan. A proposed outline plan shall accompany applications for subdivision approval under this chapter. For developments of fewer than ten lots, the outline plan may be filed concurrently with the final plan, as that term is defined in subsection [18.3.9.040.B.4](#). For developments of ten or more lots, **other than manufactured housing developments or cottage housing developments**, prior outline plan approval is mandatory.

1. Review Procedure. The Type II procedure in section [18.5.1.060](#) shall be used for the approval of the outline plan.

2. Application Submission Requirements. The following information is required for a performance standards subdivision outline plan application submittal:

- a. A topographic map showing contour intervals of five feet.
- b. The proposed land uses and approximate locations of the existing buildings to be retained, the proposed structures on the site, the proposed and existing property lines and easements on the site, and existing buildings, structures, and trees greater than six inches in diameter measured at breast height on the properties adjacent to the site, and all buildings within 160 feet of the site boundaries.
- c. The locations of all proposed thoroughfares, walkways, and parking facilities.
- d. Public uses, including schools, parks, playgrounds, and trails.
- e. Public or private utilities.
- f. General areas of cuts and fill.
- g. The location of natural features such as rock outcroppings, marshes, wooded areas, and isolated preservable trees.
- h. The location and direction of all watercourses and areas subject to flooding.
- i. Proposed common and private open spaces. Private open spaces shall be indicated if the areas are proposed as part of the required open space area for the development in section [18.4.4.070](#) (i.e., eight percent of total lot area in open space).

j. Plans shall indicate building envelopes for all proposed lots, which show the area and maximum height of improvements, including solar access and view protection where required.

k. Elevations of typical proposed residential structures. Elevations should be to scale and should include the approximate dimensions of the proposed structures and all attached exterior hardware for heating and cooling.

l. A written statement containing an explanation of:

i. The character of the proposed development and the manner in which it has been designed to take advantage of the performance standards concept.

ii. The proposed manner of financing.

iii. The present ownership of all the land included within the development.

iv. The method proposed to maintain common areas, such as common open space, common buildings and private drives and driveways.

v. The proposed time schedule of the development.

vi. The findings of the applicant showing that the development meets the criteria set forth in this ordinance and the Comprehensive Plan.

3. Approval Criteria for Outline Plan. The Planning Commission shall approve the outline plan when it finds all of the following criteria have been met:

a. The development meets all applicable ordinance requirements of the City.

b. Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.

c. The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the common open space, common areas, and unbuildable areas.

d. The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.

e. There are adequate provisions for the maintenance of common open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.

f. The proposed density meets the base and bonus density standards established under this chapter.

g. The development complies with the street standards.

h. The proposed development meets the common open space standards established under section [18.4.4.070](#). Common open space requirements may be satisfied by public open space in accordance with section [18.4.4.070](#) if approved by the City of Ashland.

4. Approval of the Outline Plan.

a. After the City approves an outline plan and adopts any zone change necessary for the development, the developer may then file a final plan in phases or in its entirety.

b. If an outline plan is phased, 50 percent of the value of the common open space shall be provided in the first phase and all common open space shall be provided when two-thirds of the units are finished.

B. Final Plan.

1. Review Procedure. The Type I procedure in section [18.5.1.050](#) shall be used for approval of final plans, unless an outline plan has been filed concurrently, in which case Type II procedure shall be used, and the criteria for approval of an outline plan shall also be applied.

2. Phasing. The final plan may be filed in phases as approved on the outline plan.

3. Expiration. If the final plan or the first phase of the outline plan is not approved within 18 months from the date of the approval of the outline plan, then the approval of the plan is terminated and void and of no effect whatsoever.

4. Application Submission Requirements. The following information is required for a performance standards subdivision final plan application submittal:

- a. A topographic map showing contour intervals of five feet.
- b. Location of all thoroughfares and walks, their widths and nature of their improvements, and whether they are to be public or private.
- c. Road cross-sections and profiles, clearly indicating the locations of final cuts and fills, and road grades.
- d. The location, layout, and servicing of all off-street parking areas.
- e. The property boundary lines.
- f. The individual lot lines of each parcel that are to be created for separate ownership.
- g. The location of easements for water line, fire hydrants, sewer and storm sewer lines, and the location of the electric, gas, telephone lines, telephone cable, and lighting plans.
- h. Landscaping and tree planting plans with the location of the existing trees and shrubs which are to be retained, and the method by which they are to be preserved.
- i. Common areas and common and private open spaces, and the particular uses intended for them. Private open spaces shall be indicated if the areas are proposed as part of the required open space area for the development in section [18.4.4.070](#) (i.e., eight percent of total lot area in open space).
- j. Areas proposed to be conveyed, dedicated, reserved or used for parks, scenic ways, playgrounds, schools or public buildings.
- k. A plan showing the following for each existing or proposed building or structure for all sites except single-family, detached housing which meets the parent zone setbacks.
 - i. Its location on the lot and within the planned unit development.
 - ii. Its intended use.
 - iii. The number of dwelling units in each residential building.

- iv. Plans shall indicate building envelopes for all proposed lots, which show the area and maximum height of improvements, including solar access and view protection where required.
 - l. Elevations of typical proposed residential structures. Elevations should be to scale and should include the approximate dimensions of the proposed structures and all attached exterior hardware for heating and cooling.
 - m. Manner of financing.
 - n. Development time schedule.
 - o. If individual lots are to be sold, a final plat is required, similar to that required for a subdivision, per chapter [18.5.3](#), Land Divisions and Property Line Adjustments.
 - p. Final plans for location of water, sewer, drainage, electric and cable T.V. facilities, and plans for street improvements and grading or earth-moving improvements.
 - q. The location of all trees over six inches diameter at breast height, which are to be removed by the developer. Such trees are to be tagged with flagging at the time of final plan approval. See also chapter [18.4.5](#), Tree Preservation and Protection.
5. Approval Criteria for Final Plan. Final plan approval shall be granted upon finding of substantial conformance with the outline plan. This substantial conformance provision is intended solely to facilitate the minor modifications from one planning step to another. Substantial conformance shall exist when comparison of the outline plan with the final plan meets all of the following criteria:
- a. The number of dwelling units vary no more than ten percent of those shown on the approved outline plan, but in no case shall the number of units exceed those permitted in the outline plan.
 - b. The yard depths and distances between main buildings vary no more than ten percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this ordinance.
 - c. The common open spaces vary no more than ten percent of that provided on the outline plan.

- d. The building size does not exceed the building size shown on the outline plan by more than ten percent.
- e. The building elevations and exterior materials are in conformance with the purpose and intent of this ordinance and the approved outline plan.
- f. That the additional standards which resulted in the awarding of bonus points in the outline plan approval have been included in the final plan with substantial detail to ensure that the performance level committed to in the outline plan will be achieved.
- g. The development complies with the street standards.
- h. Nothing in this section shall limit reduction in the number of dwelling units or increased open space; provided, that if this is done for one phase, the number of dwelling units shall not be transferred to another phase, nor the common open space reduced below that permitted in the outline plan.

6. Any substantial amendment to an approved final plan shall follow a Type I procedure in section [18.5.1.050](#) and be reviewed in accordance with the above criteria. (Ord. 3191 § 16, amended, 11/17/2020)

SECTION 8. AMC 18.5.8.050, Annexation Standards, is hereby amended as follows:

18.5.8.050 Approval Criteria and Standards

An application for an annexation may be approved if the proposal meets the applicable criteria in subsections [A](#) through [H](#) below. The approval authority may, in approving the application, impose conditions of approval consistent with the applicable criteria and standards, and grant exceptions and variances to the criteria and standards in this section in accordance with subsection [I](#).

- A. The annexed area is within the City's Urban Growth Boundary.
- B. The annexation proposal is consistent with the Comprehensive Plan designations applicable to the annexed area, including any applicable adopted neighborhood, master, or area plan, and is an allowed use within the proposed zoning.
- C. The annexed area is contiguous with the City limits.

D. Adequate City facilities for the provision of water to the annexed area as determined by the Public Works Department; the transport of sewage from the annexed area to an approved waste water treatment facility as determined by the Public Works Department; the provision of electricity to the annexed area as determined by the Electric Department; urban storm drainage as determined by the Public Works Department can and will be provided from the annexed area. Unless the City has declared a moratorium based upon a shortage of water, sewer, or electricity, it is recognized that adequate capacity exists system-wide for these facilities. All required public facility improvements shall be constructed and installed in accordance with subsection [18.4.6.030.A](#).

E. Adequate transportation can and will be provided to serve the annexed area. For the purposes of this section, "adequate transportation" for annexations consists of vehicular, bicycle, pedestrian, and transit transportation meeting the following standards:

1. For vehicular transportation a minimum 22-foot-wide paved access exists, or can and will be constructed, providing access to the annexed area from the nearest fully improved collector or arterial street. All streets bordering on the annexed area shall be improved, at a minimum, to an applicable City half-street standard. The approval authority may, after assessing the impact of the development, require the full improvement of streets bordering on the annexed area. All streets located within annexed areas shall be fully improved to City standards unless exception criteria apply. Where future street dedications are indicated on the Street Dedication Map or required by the City, provisions shall be made for the dedication and improvement of these streets and included with the application for annexation.

2. For bicycle transportation, safe and accessible bicycle facilities according to the safety analysis and standards of the governing jurisdiction of the facility or street (e.g., City of Ashland, Jackson County, Oregon Department of Transportation) exist, or can and will be constructed. Should the annexed area border an arterial street, bike lanes shall be constructed along the arterial street frontage of the annexed area. Likely bicycle destinations within a quarter of a mile from the annexed area shall be determined and the approval authority may require the construction of bicycle lanes or multiuse paths connecting the annexed area to the likely bicycle destinations after assessing the impact of the development proposed concurrently with the annexation.

3. For pedestrian transportation, safe and accessible pedestrian facilities according to the safety analysis and standards of the governing jurisdiction of the facility or street (e.g., City of Ashland, Jackson County, Oregon Department of Transportation) exist, or can and will be constructed. Full sidewalk improvements shall be provided on one side of all streets bordering on the proposed annexed area. Sidewalks shall be provided as required by ordinance on all streets within the annexed area. Where the annexed area is within a quarter of a mile of an existing sidewalk system or a location with demonstrated significant pedestrian activity, the approval authority may require sidewalks, walkways or multiuse paths to be constructed and connect to either or both the existing system and locations with significant pedestrian activity.

4. For transit transportation, should transit service be available to the annexed area, or be likely to be extended to the annexed area in the future based on information from the local public transit provider, the approval authority may require construction of transit facilities, such as bus shelters and bus turnout lanes.

5. Timing of Transportation Improvements. All required transportation improvements shall be constructed and installed in accordance with subsection [18.4.6.030.A](#).

F. For all residential annexations, **except manufactured home parks,** a plan shall be provided demonstrating that the development of the annexed area will ultimately occur at a minimum density of 90 percent of the base density for the zone, unless reductions in the total number of units are necessary to accommodate significant natural features, topography, access limitations, or similar physical constraints.

Manufactured Home Parks. Annexed manufactured home parks shall not be required to comply with minimum density standards applicable to other residential development, provided that the manufactured home park is developed and maintained at a density not exceeding 18 dwelling units per acre.

The owner or owners of the annexed area shall sign an agreement, to be recorded with the County Clerk after approval of the annexation, ensuring that future development will occur in accord with the minimum density indicated in the development plan. For purposes of computing maximum density, portions of the annexed area containing unbuildable lots, parcels, or portions of the annexed area such as existing streets and associated rights-of-way, railroad facilities and property, wetlands, floodplain corridor lands, slopes greater than 35 percent, or land area dedicated as a public park, shall not be included.

G. Except as provided in subsection [18.5.8.050.G.7](#) and **G.8**, below, annexations with a density or potential density of four residential units or greater and involving residential zoned lands, or commercial, employment or industrial lands with a Residential Overlay (R-Overlay) shall meet the following requirements:

1. The total number of affordable units provided to qualifying buyers, or to qualifying renters, shall be equal to or exceed 25 percent of the base density as calculated using the unit equivalency values set forth herein. The base density of the annexed area for the purpose of calculating the total number of affordable units in this section shall exclude any unbuildable lots, parcels, or portions of the annexed area such as existing streets and associated rights-of-way, railroad facilities and property, wetlands, floodplain corridor lands, water resource areas, slopes greater than 35 percent, or land area dedicated as a public park.

a. Ownership units restricted to households earning at or below 120 percent of the area median income shall have an equivalency value of 0.75 unit.

b. Ownership units restricted to households earning at or below 100 percent of the area median income shall have an equivalency value of 1.0 unit.

c. Ownership or rental units restricted to households earning at or below 80 percent of the area median income shall have an equivalency value of 1.25 unit.

2. As an alternative to providing affordable units per section [18.5.8.050.G.1](#), above, the applicant may provide title to a sufficient amount of buildable land for development complying with subsection [18.5.8.050.G.1.b](#), above, through transfer to a non-profit (IRC 501(3)(c)) affordable housing developer or public corporation created under ORS [456.055](#) to [456.235](#).

a. The land to be transferred shall be located within the project meeting the standards set forth in sections [18.5.8.050.G.5](#) and [18.5.8.050.G.6](#).

b. All needed public facilities shall be extended to the area or areas proposed for transfer.

c. Prior to commencement of the project, title to the land shall be transferred to the City, an affordable housing developer which must either be a unit of government, a

non-profit 501(c)(3) organization, or a public corporation created under ORS [456.055](#) to [456.235](#).

d. The land to be transferred shall be deed restricted to comply with Ashland's affordable housing program requirements.

e. Transfer of title of buildable land in accordance with this subsection shall exempt the project from the development schedule requirements set forth in subsection [18.5.8.050.G.4](#).

3. The affordable units shall be comparable in bedroom mix with the market rate units in the development.

a. The number of bedrooms per dwelling unit in the affordable units within the residential development shall be in equal proportion to the number of bedrooms per dwelling unit in the market rate units within the residential development. This provision is not intended to require the same floor area in affordable units as compared to market rate units. The minimum square footage of each affordable unit shall comply with the minimum required floor area based as set forth in Table [18.5.8.050.G.3](#), or as established by the U.S. Department of Housing and Urban Development (HUD) for dwelling units developed under the HOME program.

Table 18.5.8.050.G.3. Minimum Required Floor Area for Affordable Units

Unit Type	Minimum Required Unit Floor Area (Square Feet)
Studio	350
1 bedroom	500
2 bedroom	800
3 bedroom	1,000
4 bedroom	1,250

4. A development schedule shall be provided that demonstrates that the affordable housing units per subsection [18.5.8.050.G](#) shall be developed, and made available for occupancy, as follows:
 - a. That 50 percent of the affordable units shall have been issued building permits prior to issuance of a certificate of occupancy for the last of the first 50 percent of the market rate units.
 - b. Prior to issuance of a building permit for the final ten percent of the market rate units, the final 50 percent of the affordable units shall have been issued certificates of occupancy.
5. That affordable housing units shall be constructed using comparable building materials and include equivalent amenities as the market rate units.
 - a. The exterior appearance of the affordable units in any residential development shall be visually compatible with the market rate units in the development. External building materials and finishes shall be substantially the same in type and quality for affordable units as for market rate units.
 - b. Affordable units may differ from market rate units with regard to floor area, interior finishes and materials, and housing type; provided, that the affordable housing units are provided with comparable features to the market rate units, and shall have generally comparable improvements related to energy efficiency, including plumbing, insulation, windows, appliances, and heating and cooling systems.
6. Exceptions to the requirements of subsections [18.5.8.050.G.2](#) through [18.5.8.050.G.5](#), above, may be approved by the City Council upon consideration of one or more of the following:
 - a. That an alternative land dedication as proposed would accomplish additional benefits for the City, consistent with the purposes of this chapter, than would development meeting the on-site dedication requirement of subsection [18.5.8.050.G.2](#).
 - b. That the alternative phasing proposal not meeting subsection [18.5.8.050.G.4](#) provided by the applicant provides adequate assurance that the affordable housing units will be provided in a timely fashion.

c. That the materials and amenities applied to the affordable units within the development, that are not equivalent to the market rate units per subsection [18.5.8.050.G.5](#), are necessary due to local, state, or federal affordable housing standards or financing limitations.

7. The total number of affordable units described in this subsection shall be determined by rounding up fractional answers to the nearest whole unit. A deed restriction or similar legal instrument shall be used to guarantee compliance with affordable criteria for a period of not less than 60 years for units qualified as affordable rental housing, or 30 years for units qualified as affordable for-purchase housing.

8. Manufactured Home Parks. Annexations consisting solely of a manufactured home park shall be exempt from the affordable housing requirements of subsection 18.5.8.050.G, including but not limited to the requirement that 25 percent of the base density be provided as affordable housing.

H. One or more of the following standards are met:

1. The annexation proposal shall meet the requirements of subsection [18.5.8.050.B](#), above.
2. A current or probable danger to public health exists within the proposed area for annexation due to lack of full City sanitary sewer or water services in accordance with the criteria in ORS chapter [222](#) or successor state statute.
3. Existing development in the proposed area for annexation has inadequate water or sanitary sewer service, or the service will become inadequate within one year.
4. The proposed area for annexation has existing City water or sanitary sewer service extended, connected, and in use, and a signed consent to annexation agreement has been filed and accepted by the City.
5. The proposed area for annexation is an island surrounded by lands within the City limits.

I. Exceptions and Variances to the Annexation Approval Criteria and Standards. The approval authority may approve exceptions to and variances from the approval criteria and standards in this section using the criteria in section [18.4.6.020.B.1](#), Exceptions to the Street Design Standards, or chapter [18.5.5](#), Variances. (Ord. 3204 § 3, amended, 12/21/2021)

SECTION 9. AMC 18.6.1.030, Definitions, is hereby amended to revise and add the following definitions:

Dwelling. A structure conforming to the definition of a dwelling under applicable building codes and providing complete, independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking, and sanitation. Buildings with more than one set of cooking facilities are considered to contain multiple dwelling units unless the additional cooking facilities are clearly accessory to the primary use, such as an outdoor grill or wet bar. For the purposes of this title, the following types of dwelling units are defined as follows:

- Manufactured Dwelling.

A residential trailer, mobile home, or manufactured home.

- Prefabricated Dwelling.

A prefabricated structure, as defined in ORS 455.010, that is designed for residential occupancy in accordance with Ashland's building regulations.

Manufactured Dwelling Park.

Any place where four or more manufactured dwellings, prefabricated dwellings, or recreational vehicles are located within 500 feet of one another on a lot, tract, or parcel of land under the same ownership, the primary purpose of which is to rent or lease space or keep space for rent or lease to any person for a charge or fee paid or to be paid for the rental or lease or use of facilities or to offer space free in connection with securing the trade or patronage of such person. A manufactured dwelling park does not include a lot or lots located within an approved subdivision being rented or leased for occupancy by one manufactured dwelling per lot.

~~**Manufactured Housing Development.** A subdivision or park comprised of manufactured homes occupied for dwelling purposes, regardless of whether a charge is made for such accommodation.~~

Proportionate Impact.

A relationship where the effect, cost, or mitigation of an action is directly scaled to its cause, ensuring fairness and equity.

Recreational Vehicle ~~or Travel Trailer.~~

A vehicular type unit certified by the manufacturer as complying with ANSI A119.2, ANSI A119.5, NFPA 1192, or successor standards, and primarily designed as temporary living quarters for recreational, camping, seasonal, or travel use, which either has its own motive power or is mounted on or towed by another vehicle. A self-propelled or towable mobile unit used for temporary dwelling purposes by travelers.

SECTION 10. Severability. Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

SECTION 11. Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 3-5) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the _____ day of _____, 2026, and duly PASSED and ADOPTED this _____ day of _____, 2026.

SIGNED and APPROVED this _____ day of _____, 2026.

ATTEST:

Alissa Kolodzinski, City Recorder

Tonya Graham, Mayor

Reviewed as to form:

Johan Pietila, City Attorney

ORDINANCE NO. 3297

AN ORDINANCE AMENDING THE ADOPTED ZONING MAP TO ADD THE MANUFACTURED HOME PARK ZONE

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~bold lined through~~, and additions are **bold underlined**.

WHEREAS, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City. The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession; and

WHEREAS, the City of Ashland has adopted amendments to the Ashland Municipal Code establishing the Manufactured Home Park Zone (MHPZ) for the purpose of preserving existing manufactured home parks as an important source of homeownership opportunities and housing choice within the community; and

WHEREAS, the City Council finds that application of the Manufactured Home Park Zone to specific existing manufactured home park properties will provide a zoning framework specifically tailored to the continued operation, preservation, maintenance, and reinvestment of manufactured housing communities and will help maintain long term housing stability for current and future residents; and

WHEREAS, the City Council has reviewed the proposed zoning map amendment, the Planning Commission recommendation, the record of proceedings, and the applicable approval criteria, and finds that the amendment is consistent with the Ashland Comprehensive Plan, the Ashland Municipal Code, and applicable statewide planning requirements.

THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:

SECTION 1. The above recitations are true and correct and are incorporated herein by this reference.

SECTION 2. The officially adopted City of Ashland Zoning Map, adopted and incorporated by Ashland Municipal Code Section 18.1.2.070, is hereby amended to; add a new Manufactured Home Park Zone designation to approximately **28.3 acres** of land within the City Limits. Amendments are reflected on the revised Zoning Map, attached hereto as Exhibit A, and made a part hereof by this reference.

SECTION 3. Severability. Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

SECTION 4. Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 3-5) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the _____ day of _____, 2026, and duly PASSED and ADOPTED this _____ day of _____, 2026.

SIGNED and APPROVED this _____ day of _____, 2026.


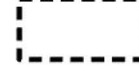




















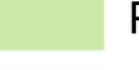




ATTEST:

Alissa Kolodzinski, City Recorder

Tonya Graham, Mayor

Reviewed as to form:

Johan Pietila, City Attorney

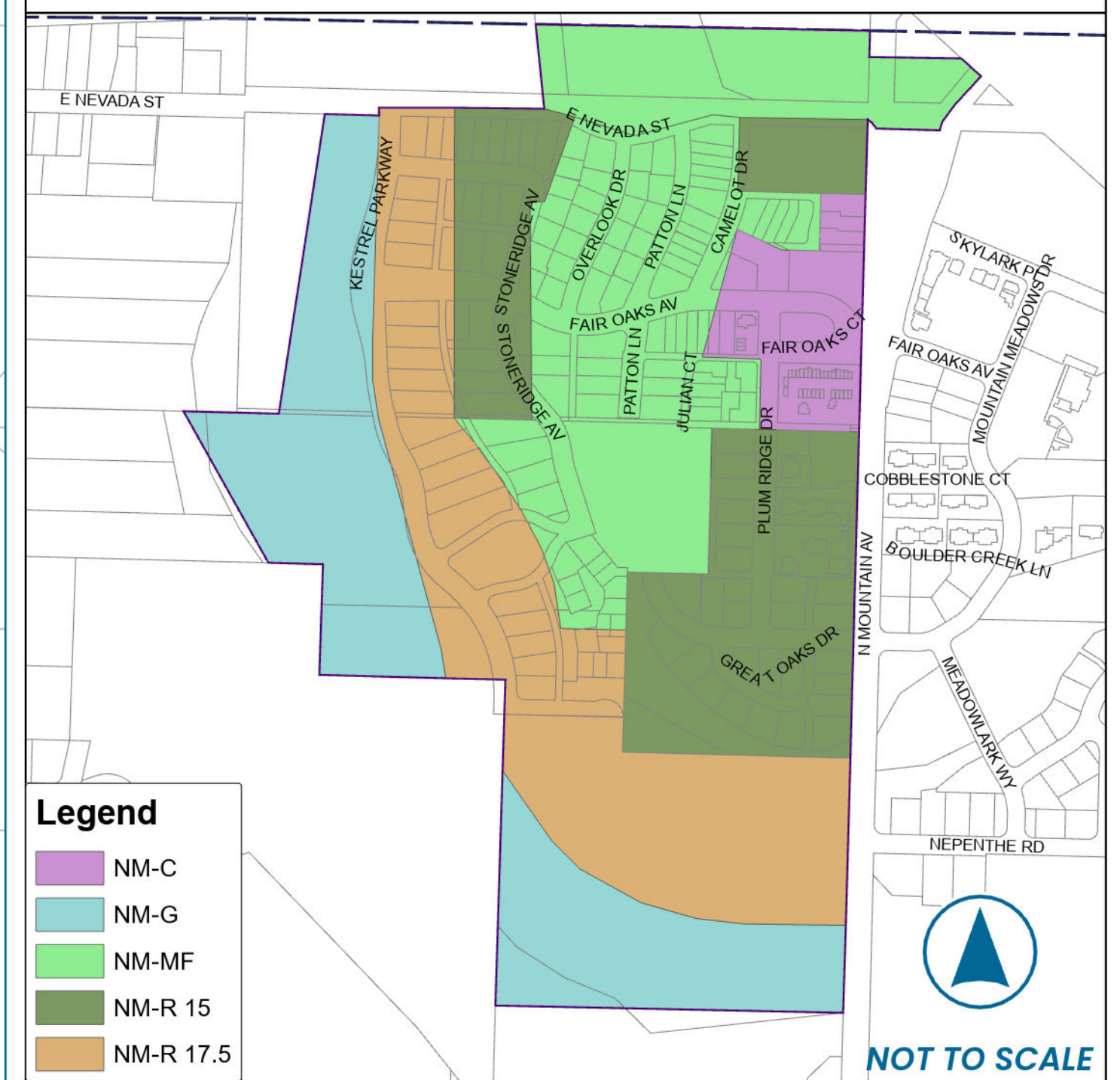
-  City Limits
-  CFA Overlay
-  P-overlay
-  Airport Overlay
-  Freeway Overlay
-  Residential Overlay
-  North Mountain Zone
-  Urban Growth Boundary
-  C-1
-  C-1-D
-  E-1
-  HC
-  M-1
-  NM
-  Croman Zone
-  R-1-10
-  R-1-3.5
-  R-1-5
-  R-1-7.5
-  R-2
-  R-3
-  MHP
-  RR-.5
-  RR-1
-  SO
-  WR
-  WR-20

Mapping is schematic only and bears no warranty of accuracy. All features, structures, facilities, easement or roadway locations should be independently field verified for existence and/or location.

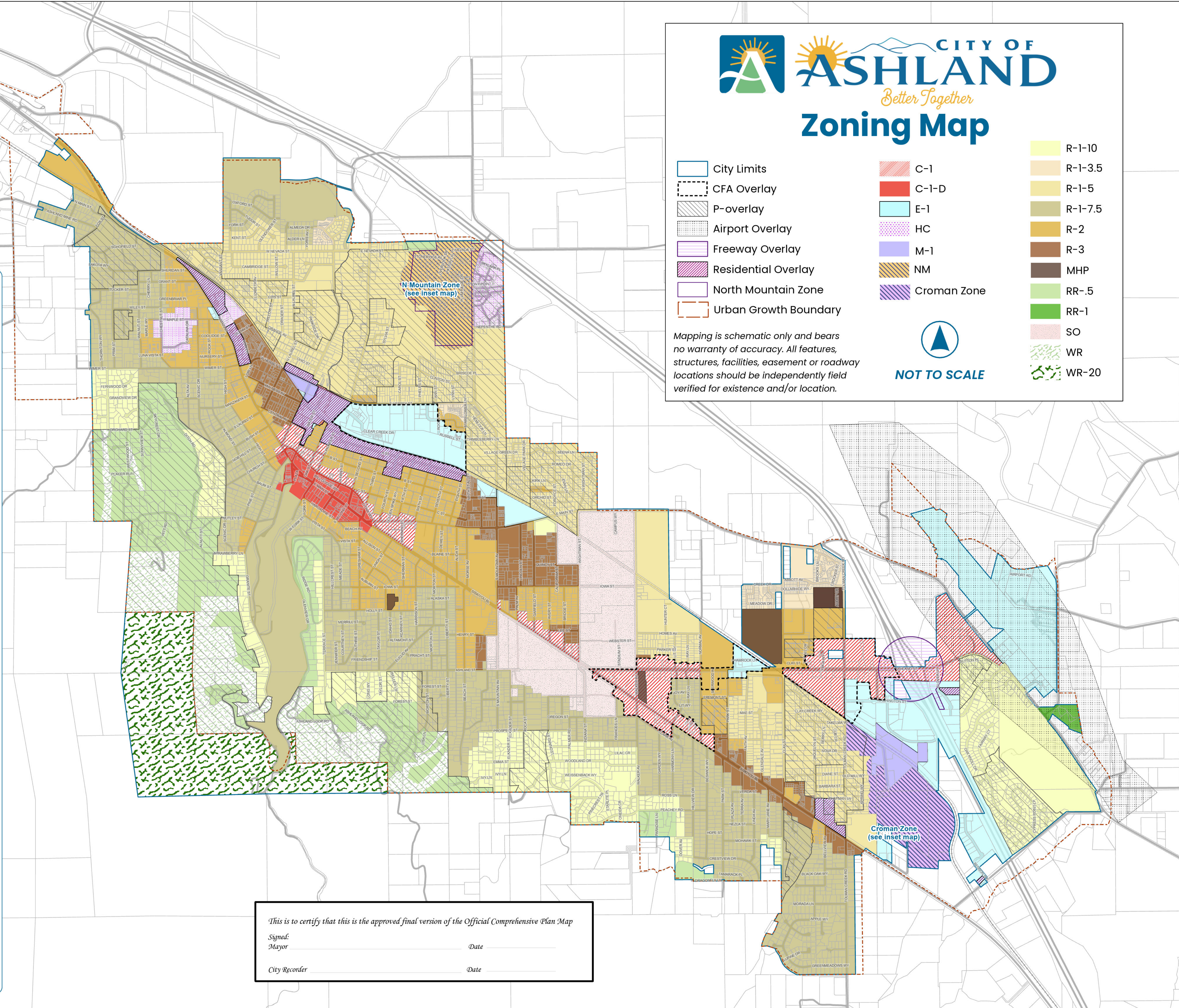
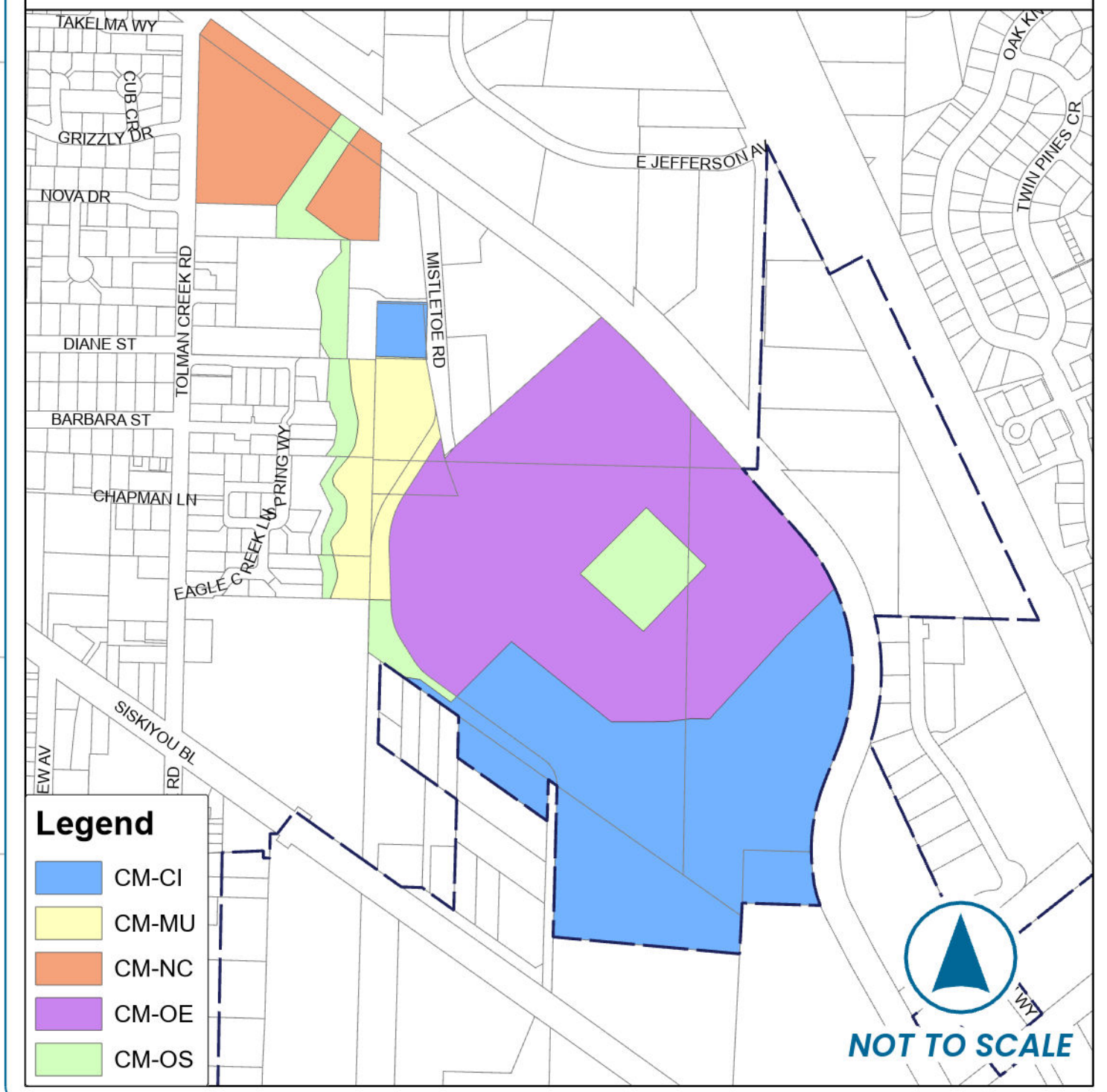


NOT TO SCALE

North Mountain Zoning Overlay Detail



Croman Mill Zoning Overlay Detail



This is to certify that this is the approved final version of the Official Comprehensive Plan Map

Signed: _____ Date _____

Mayor _____ Date _____

City Recorder _____ Date _____

ORDINANCE NO. 3298

AN ORDINANCE AMENDING THE ADOPTED COMPREHENSIVE PLAN MAP TO ADD A DESIGNATION FOR A MANUFACTURED HOME PARK ZONE

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~bold-lined through~~, and additions are **bold underlined**.

WHEREAS, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City. The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession.

WHEREAS, Statewide Planning Goal 10 requires local governments to provide for the housing needs of Oregon residents, including a variety of housing types and opportunities for homeownership, and the City Council finds that existing manufactured home parks constitute an important component of Ashland's needed housing supply and should be recognized within the Comprehensive Plan land use framework; and

WHEREAS, Statewide Planning Goal 14 encourages orderly urbanization and efficient long range planning within urban growth boundaries, and the City Council finds that establishing a Manufactured Home Park Comprehensive Plan designation will provide a clear framework for future annexation and administration of land use regulations while supporting the preservation of existing manufactured housing communities; and

WHEREAS, manufactured home parks provide an important source of homeownership opportunities and housing choice within the Ashland Urban Growth Boundary and contribute to the diversity of the City's housing stock; and

WHEREAS, the City of Ashland Housing Production Strategy identifies the preservation and support of existing manufactured home parks as a priority action to maintain housing opportunities, support reinvestment in manufactured housing communities, and preserve long term housing stability for Ashland residents; and

WHEREAS, the City Council finds that establishing a Manufactured Home Park Comprehensive Plan designation for existing manufactured home parks located within the Ashland Urban Growth Boundary will support the continued use, preservation, maintenance, and reinvestment of such communities, promote consistency between the Comprehensive Plan and implementing land use regulations, and provide greater certainty regarding future annexation into the City

THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:

SECTION 1. The above recitations are true and correct and are incorporated herein by this reference.

SECTION 2. The officially adopted City of Ashland Comprehensive Zone Map, adopted and incorporated by Ashland Municipal Code Section 18.2.1.020 to identify zoning map and classification zones, is hereby amended to include the new Manufactured Home Park Zone (MHPZ) totaling 28.39 acres of land within the City Limits, and 18.29 in the urban growth boundary, said amendment is reflected on the revised Comprehensive Plan Zone Map, attached hereto as Exhibit A, and made a part hereof by this reference.

SECTION 3. Severability. Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

SECTION 4. Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 3-4) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the _____ day of _____, 2026, and duly PASSED and ADOPTED this _____ day of _____, 2026.

SIGNED and APPROVED this _____ day of _____, 2026.

ATTEST:

Alissa Kolodzinski, City Recorder

Tonya Graham, Mayor

Reviewed as to form:

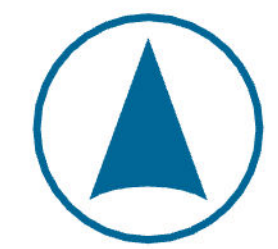
Johan Pietila, City Attorney



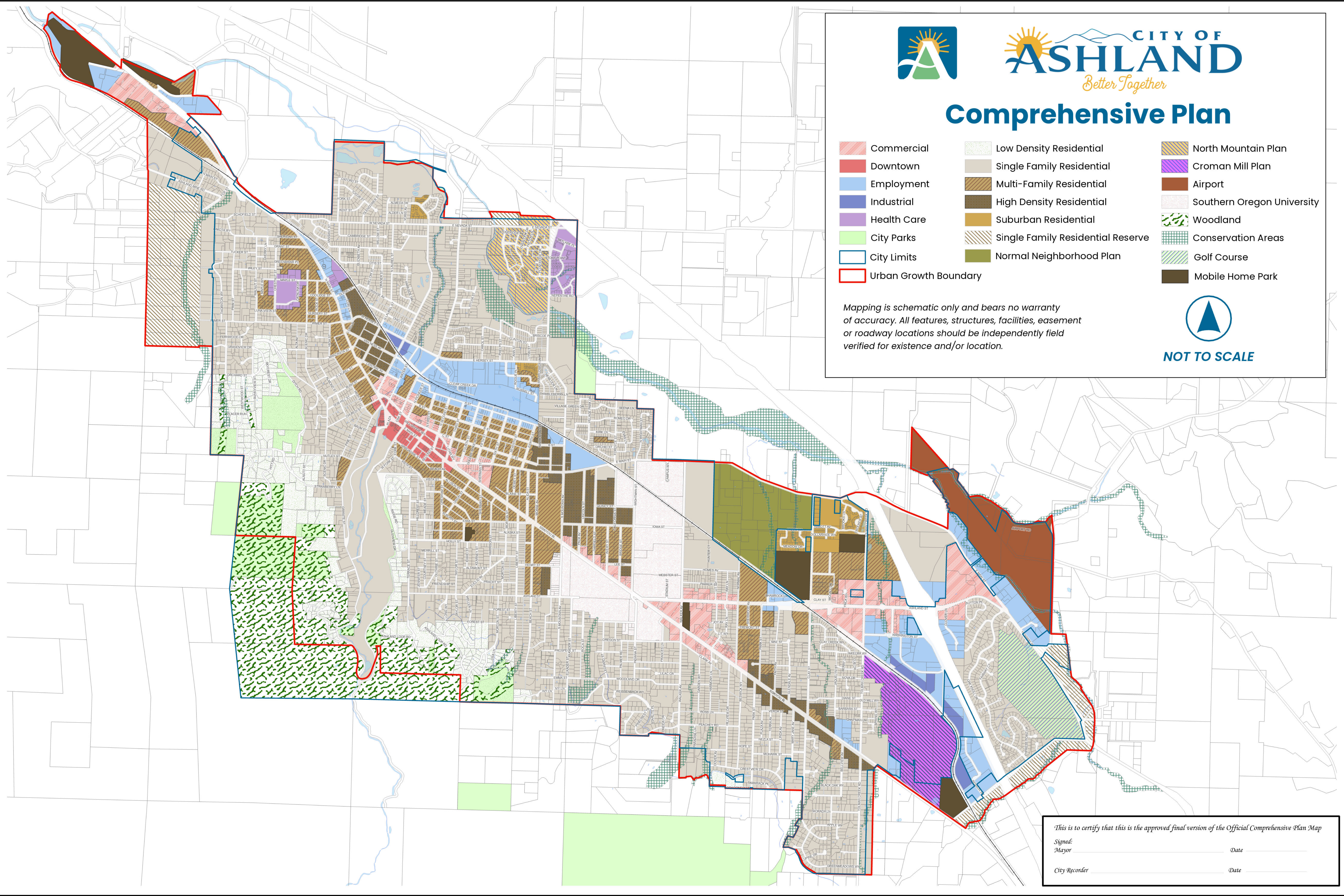
Comprehensive Plan

- | | | |
|-----------------------|-----------------------------------|----------------------------|
| Commercial | Low Density Residential | North Mountain Plan |
| Downtown | Single Family Residential | Croman Mill Plan |
| Employment | Multi-Family Residential | Airport |
| Industrial | High Density Residential | Southern Oregon University |
| Health Care | Suburban Residential | Woodland |
| City Parks | Single Family Residential Reserve | Conservation Areas |
| City Limits | Normal Neighborhood Plan | Golf Course |
| Urban Growth Boundary | | Mobile Home Park |

Mapping is schematic only and bears no warranty of accuracy. All features, structures, facilities, easement or roadway locations should be independently field verified for existence and/or location.



NOT TO SCALE



This is to certify that this is the approved final version of the Official Comprehensive Plan Map

Signed: _____ Date: _____

Mayor _____

City Recorder _____ Date: _____

ORDINANCE NO. 3306

AN ORDINANCE ADDING CHAPTER 10.116 TO THE ASHLAND MUNICIPAL CODE ESTABLISHING NOTICE OF SALE, OPPORTUNITY TO PURCHASE, RELOCATION STANDARDS, AND TENANT PROTECTIONS FOR MANUFACTURED HOME PARK RESIDENTS

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~bold-lined through~~, and additions are **bold underlined**.

WHEREAS, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City. The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession; and

WHEREAS, manufactured home parks provide an important source of attainable homeownership opportunities within the City of Ashland, and the displacement of manufactured home park residents through park closure, conversion, redevelopment, or sale can have significant impacts on housing stability and the availability of replacement housing; and

WHEREAS, the City Council finds that providing meaningful notice of sale, an opportunity for resident organizations to pursue acquisition of manufactured home parks, and clear relocation planning requirements will help preserve housing opportunities, promote informed decision making, and reduce displacement impacts on residents; and

WHEREAS, the City Council further finds that adoption of local notice, relocation, and tenant protection standards is consistent with the City's police powers, complements existing protections established under Oregon law, including ORS Chapter 90, and promotes the public health, safety, and welfare of Ashland residents;

THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:

SECTION 1. The above recitations are true and correct and are incorporated herein by this reference.

SECTION 2. Chapter 10.116, Manufactured Home Parks (MHP) – Notice of Sale, Opportunity to Purchase, and Relocation Standards, is hereby added to the Ashland Municipal Code as follows:

Chapter 10.116 MANUFACTURED HOME PARKS (MHP) – NOTICE OF SALE, OPPORTUNITY TO PURCHASE, AND RELOCATION STANDARDS

Sections:

10.116.010 Declaration of Policy

10.116.020 Notice of Sale and Tenant Rights

10.116.030 Opportunity to Purchase

10.116.040 Relocation Standards and Assistance

10.116.050 Relocation Plan and City Review

10.116.060 Prohibited Harassment or Frustration of Tenant Rights

10.116.070 Additional Notice to City Housing Staff

10.116.080 Penalties

10.116.010 Declaration of Policy

It is hereby declared to be the policy of the City of Ashland, Oregon, to exercise its municipal authority and police powers to protect the public health, safety, and general welfare by ensuring that residents of manufactured home parks are afforded meaningful notice, opportunity to purchase, and relocation protections when a park is sold, closed, or converted to another use as permitted in the underlying zone. This Chapter is intended to supplement and be consistent with state law governing manufactured dwelling parks, including ORS Chapter 90.

10.116.020 Notice of Sale and Tenant Rights

- A. The owner of a mobile or manufactured home park shall not make a final unconditional acceptance of any offer for the sale or transfer of the park without first providing written notice of sale to all tenants of the park, as required by ORS Chapter 90.**
- B. The notice of sale shall be delivered to each tenant by personal delivery or by certified mail and shall include, at a minimum:**
 - 1. A statement that the landlord intends to sell or transfer the manufactured dwelling park;**

2. The name, address, and contact information of the landlord or the landlord's authorized agent responsible for communications regarding the sale;
 3. The price, terms, and conditions that the landlord intends to accept for the sale of the park, including a copy of any pending purchase and sale agreement, if available; and
 4. A statement describing the rights of tenants under this Chapter and under applicable provisions of ORS Chapter 90 and City Ordinance, including the opportunity to purchase and relocation protections.
- C. If a purchase and sale agreement is executed prior to delivery of the notice required by this section, such agreement shall expressly acknowledge the notice and tenant protection requirements of this Chapter and applicable Oregon statutes, and shall provide sufficient time to allow tenants a meaningful opportunity to exercise their rights.

10.116.030 Opportunity to Purchase

- A. Following receipt of a notice of sale, tenants may organize or act through an eligible tenant organization, cooperative, or other entity permitted under Oregon law to express interest in purchasing the manufactured dwelling park.
- B. If a qualified tenant organization or other eligible organization, after receiving the notice of sale, wishes to purchase the MHP, it shall submit a proposed purchase and sale agreement in writing via certified or registered mail to the MHP owner within 180 days of receipt of the MHP owner's notice of sale. The MHP owner shall engage in good faith negotiations with the qualified tenant organization or other eligible organization. If no qualified tenant organization exists at the time the MHP owner gives its notice of sale, the homeowners may form one for the purpose of considering whether to exercise the purchase opportunity.
- C. Nothing in this section shall be construed to require a park owner to accept an offer to purchase, but failure to comply with notice and good-faith negotiation requirements shall constitute a violation of this Chapter.

10.116.040 Relocation Standards and Assistance

- A. The owner of a manufactured dwelling park that is closing, being converted to another use, or otherwise requiring tenant displacement shall comply with all applicable notice and relocation assistance requirements of ORS Chapter 90.

- B. Where relocation assistance is required by state law, the park owner shall provide relocation payments and assistance to affected tenants in the manner and amounts required by Oregon statute.
- C. Relocation assistance obligations under this Chapter are in addition to, and not in lieu of, any other duties imposed by state or federal law.

10.116.050 Relocation Plan and City Review

- A. Prior to issuing any termination notices associated with closure or change of use of a manufactured dwelling park, the park owner shall submit a relocation report and plan to the City for review.
- B. The relocation report and plan shall describe how the park owner will comply with applicable relocation requirements and assist tenants in relocating their manufactured homes or securing alternative housing, including:
 - 1. An inventory of available relocation resources;
 - 2. Actions the owner will take to assist tenants in identifying alternative housing options;
 - 3. Actions the owner will take to assist with the physical relocation of manufactured homes, where feasible; and
 - 4. The anticipated timing of park closure or conversion.
- C. The City may require designation of a relocation coordinator to administer the approved relocation plan.
- D. No manufactured dwelling park may close or convert until the City determines that the owner has complied with the approved relocation plan and applicable state law.

10.116.060 Prohibited Harassment or Frustration of Tenant Rights

No park owner or agent shall engage in conduct that has the effect of harassing, intimidating, coercing, or interfering with a tenant's exercise or enjoyment of rights granted by this Chapter or ORS Chapter 90. Prohibited conduct includes, but is not limited to:

- A. Interfering with a tenant's right to receive required notices or to organize with other tenants;
- B. Attempting to force a tenant to vacate through improper rent increases, service reductions, or threats;
- C. Interfering with a tenant's right to receive relocation assistance or to pursue an opportunity to purchase the park; and

- D. Any action taken for the purpose of avoiding or frustrating compliance with this Chapter or applicable state law.**

10.116.070 Additional Notice to City Housing Staff

Notice of Conversion given pursuant to this ordinance shall be served as provided in ORS 100.305, except that a copy of said notice and list of all recipients shall be provided by regular mail or personal delivery to the City of Ashland Housing Program Supervisor within 7 days of its delivery or mailing to tenants

10.116.080 Penalties

- A. It shall be unlawful for any park owner or agent to violate or fail to strictly comply with the notice, opportunity to purchase, relocation, or prohibited conduct provisions of this Chapter.**
- B. Any violation of this Chapter shall constitute a civil violation subject to penalties as provided in the Ashland Municipal Code. Each affected household shall constitute a separate violation.**

SECTION 3. Severability. Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

SECTION 4. Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 3-5) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the _____ day of _____, 2026, and duly PASSED and ADOPTED this _____ day of _____, 2026.

SIGNED and APPROVED this _____ day of _____, 2026.

ATTEST:

Alissa Kolodzinski, City Recorder

Tonya Graham, Mayor

Reviewed as to form:

Johan Pietila, City Attorney

**BEFORE THE CITY COUNCIL
CITY OF ASHLAND, JACKSON COUNTY, OREGON**

July 21, 2026

In the matter of Planning Action #PA-L-2026-00018)
which includes amendments to Ashland Municipal)
Code (AMC) Title 18 Land Use concerning the addition) FINDINGS OF FACT AND
of a Manufactured Home Park Zone (MHPZ) and) CONCLUSIONS OF LAW
associated amendments, and to the Zoning and)
Comprehensive Plan Maps, and the addition of a new)
Chapter 10.116 establishing notice of sale, opportunity to)
purchase, relocation standards, and tenant protections for)
manufactured home park residents)

PURPOSE:

The proposal includes a series of legislative amendments to the Ashland Municipal Code (AMC) intended to modernize and expand regulations governing manufactured housing and manufactured housing developments, establish a new Manufactured Home Park (MHP) zoning framework, and incorporate tenant protection and relocation provisions related to manufactured home park closures, conversions, or redevelopment.

Amendments were initiated by the City’s Housing Production Strategy, namely Strategy G which states, “*Maintain quality and support preservation of existing manufactured home parks*”. The amendments are intended to support housing preservation, affordability, expand opportunities for manufactured housing as a component of Ashland’s housing supply, improve clarity and consistency in development standards, and align local regulations with current state standards and evolving housing needs. The amendments also seek to support reinvestment in existing manufactured housing developments while improving long-term habitability.

Implementation is achieved through a series of coordinated amendments to AMC Title 18 Land Use and related municipal code provisions. The amendments revise standards for individual manufactured homes, update development standards for manufactured housing developments, modify Performance Standards Option (PSO) provisions to better accommodate cottage housing and manufactured housing developments, and establish new notice, relocation, and tenant protection requirements applicable to manufactured home park sales, closures, and conversions.

PUBLIC HEARINGS:

Notice was published in The Ashland News on May 14, 2026, for public hearings before the Planning Commission and the Ashland City Council. A public hearing was held at the Planning Commission on June 9, 2026, and at the City Council on June 16, 2026. Notice was also sent to the Department of Land Conservation and Development on April 3, 2026.

SUMMARY OF AMENDMENTS

The amendments revise multiple sections of the Ashland Municipal Code relating to manufactured housing, manufactured housing developments, Performance Standards Option (PSO) procedures, and manufactured home park tenant protections.

The map amendments are intended to align existing manufactured housing communities with the updated regulatory framework and to provide greater clarity and consistency in the administration of manufactured housing standards citywide.

The Manufactured Home Park Zone (MHPZ) is proposed for **four** existing manufactured housing communities. **Two** are located within the Ashland city limits and **two** are located within the Ashland Urban Growth Boundary (UGB):

- Wingspread Manufactured Home Park is located at 321 Clay Street (Map 391E11 Tax Lot 3000). The park encompasses around 20 acres and contains approximately 116 dwelling units. The property is currently zoned Residential Low Density Multiple Family (R-2).
- Tolman Creek Manufactured Home Park is located at 215 Tolman Creek Road (Map 391E11 Tax Lots 3100 and Map 391E11CA Tax Lot 2900). The park encompasses about seven acres and contains approximately 38 dwelling units. The property is currently zoned Suburban Residential (R-1-3.5).
- ~~Ashland Urban RV Park is located at 278 Idaho Street. The site includes long term cottage rental units and recreational vehicle spaces with full service hookups. The property is currently zoned Residential Low Density Multiple Family (R-2).~~
- Siskiyou Village Manufactured Home Park is located at 2799 Siskiyou Boulevard (Map 391E14D Tax Lot 700). The park contains approximately 49 dwelling units. The property is located within the Ashland Urban Growth Boundary but outside the city limits.
- Nauvoo Park Estates is located at 2020 North Highway 99 (Map 381E31 Tax Lot 600). The park contains more than 42 dwelling units. The property is located within the Ashland Urban Growth Boundary but outside the city limits.

The purpose of the Manufactured Home Park Zone is to preserve existing manufactured housing communities as an important source of affordable housing within Ashland and the surrounding urban area. The amendments are intended to support the long-term viability of manufactured housing developments, provide greater regulatory clarity, and establish tenant protections related to park sale, closure, conversion, and redevelopment. The amendments are also intended to support preservation of existing affordable housing stock and reduce displacement risks for manufactured home park residents.

Code Amendments

Amendments to AMC Title 18 Land Use and related municipal code provisions to implement the Manufactured Home Park Zone and associated manufactured housing standards include:

AMC 18.2.2.030	<ul style="list-style-type: none">• Add the Manufactured Home Park Zone (MHPZ) to the Allowed Uses by Zone table.• Update the childcare facilities to be permitted on lands zoned for multi-unit residential or institutional uses to comply with HB 3560.• Update residential treatment facilities and residential homes to be permitted on lands zoned for residential, commercial, employment, industrial, and public lands (excluding parks) to comply with HB 2005.
AMC 18.2.3.170	<ul style="list-style-type: none">• Revise standards for manufactured homes on individual lots to comply with state-required clear and objective standards to comply with HB 2347 and ORS 197A.400.
AMC 18.2.3.180	<ul style="list-style-type: none">• Revise manufactured housing development standards to implement updated clear and objective standards.• Update density, dimensional, and design standards to support higher-density manufactured housing developments.• Remove minimum lot size standards and instead reference applicable building and fire code requirements.• Revise maximum lot coverage standards to allow up to 60 percent lot coverage.• Update setback standards to reference applicable building and fire code separation requirements and allow limited encroachments for porches and decks where compliant with applicable codes.• Update private street and circulation standards, including turnaround requirements consistent with applicable fire code standards.• Add permanent pedestrian walkway and ADA accessibility requirements.• Update landscaping standards and require landscaped open areas for a minimum of 35 percent of unbuilt site area.• Update common open space and amenity standards.

	<ul style="list-style-type: none"> • Add standards for community-serving buildings, including permitted and conditional accessory uses. • Revise manufactured housing unit standards, including removal of minimum size, width, and patio requirements and allowing smaller units under 500 square feet to count toward density calculations at a reduced ratio. • Revise standards applicable to nonconforming manufactured housing developments to allow phased or partial compliance approaches.
AMC 18.3.9.020	<ul style="list-style-type: none"> • Revise Performance Standards Option (PSO) applicability provisions to allow cottage housing and manufactured housing developments to utilize PSO procedures.
AMC 18.3.9.030	<ul style="list-style-type: none"> • Add references to AMC 18.2.3.180 within PSO Overlay applicability standards.
AMC 18.3.9.040	<ul style="list-style-type: none"> • Revise outline plan procedures to exempt manufactured housing developments and cottage housing developments from certain outline approval submittal requirements.
AMC 18.5.8.050	<ul style="list-style-type: none"> • Revise annexation standards to exempt manufactured home parks from residential annexation affordability requirements and allow manufactured housing developments up to 18 dwelling units per acre upon annexation.
AMC 18.6.1.030	<ul style="list-style-type: none"> • Add and revise definitions related to manufactured housing, including Manufactured Dwelling, Prefabricated Dwelling, Manufactured Dwelling Park, Recreational Vehicle, and Proportionate Impact.
AMC 10.116	<ul style="list-style-type: none"> • Add a new chapter establishing standards related to manufactured home park sale, closure, conversion, and tenant protections, including notice requirements, opportunity to purchase provisions, relocation assistance standards, relocation plan review procedures, anti-harassment provisions, notice requirements to City housing staff, and enforcement provisions.

Map Amendments

Map amendments to implement the Manufactured Home Park Zone and related changes include:

- On the Comprehensive Plan Map, applying the Manufactured Home Park designation to the two manufactured housing properties located within the Ashland Urban Growth Boundary but outside the City limits, and to those parks being rezoned within the City limits.
- On the Zoning Map, applying the Manufactured Home Park Zone (MHPZ) to two manufactured housing properties located within the Ashland city limits.
- On the Zoning Map, removing the existing Residential Low Density Multiple Family (R-2) zoning designation from the applicable manufactured housing properties identified above.
- On the Zoning Map, removing the existing Suburban Residential (R-1-3.5) zoning designation from the applicable manufactured housing property identified above.

Amendments to the Zoning Map are adopted as Exhibit A to Ordinance #3297. Amendments to the Comprehensive Plan Map are adopted as Exhibit A to Ordinance #3298.

REVIEW CRITERIA

The decision of the City Council together with the recommendation by the Planning Commission was based on consideration and findings of consistency with the following factors.

- A. Consistency with City of Ashland approval criteria for legislative amendments, AMC 18.5.9.020.B.
- B. Consistency with City of Ashland Comprehensive Plan and Other City Policies.
- C. Consistency with Oregon Statewide Planning Goals.

EVALUATION AND COUNCIL FINDINGS:

A. Consistency with City of Ashland approval criteria for legislative amendments and zoning map amendments, AMC 18.5.9.020.B

18.5.9.020 Applicability and Review Procedure

Applications for Plan Amendments and Zone Changes are as follows:

B. Type III. *It may be necessary from time to time to make legislative amendments in order to conform with the Comprehensive Plan or to meet other changes in circumstances or conditions. The Type III procedure applies to the creation, revision, or large-scale implementation of public policy requiring City Council approval and enactment of an ordinance; this includes adoption of regulations, zone changes for large areas, zone changes requiring comprehensive plan amendment, comprehensive plan map or text amendment, annexations (see chapter 18.5.8 for annexation information), and urban growth boundary amendments. The following planning actions shall be subject to the Type III procedure.*

- 1. Zone changes or amendments to the Zoning Map or other official maps, except*

- where minor amendments or corrections may be processed through the Type II procedure pursuant to subsection 18.5.9.020.A, above.*
2. *Comprehensive Plan changes, including text and map changes or changes to other official maps.*
 3. *Land Use Ordinance amendments.*
 4. *Urban Growth Boundary amendments.*

Finding: Ashland Municipal Code (AMC) 18.5.9.020.B permits legislative amendments to meet changes in circumstances and conditions.

The City Council finds that the amendments are necessary to modernize the City’s manufactured housing regulations, address barriers to housing affordability and housing choice, support reinvestment in existing manufactured housing communities, and implement updated development and tenant protection standards consistent with contemporary housing needs and state policy direction.

The amendments revise and clarify existing development standards, create additional flexibility for manufactured housing development, and establish new tenant protection provisions applicable to manufactured home park closures and conversions. The amendments also support broader City goals related to housing production, affordability, neighborhood livability, and efficient use of land and infrastructure.

The Council finds that amendments with regard to childcare facilities, residential treatment facilities and residential homes for consistency with Oregon House Bills **2005** and **3560** revise the ‘Allowed Uses’ Table in AMC 18.2.2.030 to permit childcare facilities, residential treatment facilities and residential homes in all zoning districts as required by state law, including within the proposed Manufactured Home Park Zone, to meet changes in circumstances and conditions with the passage of new state legislation.

The Council finds the land use ordinance and map amendments are consistent with Ashland Municipal Code (AMC) 18.5.9.020.B.

B. Consistency with the Ashland Comprehensive Plan and other City Policies

The *Ashland Comprehensive Plan* Goal 6.10.1 states, “*Ensure a range of different dwelling types that provide living opportunities for the total cross section of Ashland’s population.*” Policy 3 states, “*Integrate housing with other compatible land uses through flexible zoning provisions.*”

The amendments expand opportunities for manufactured housing development within the city. The amendments also increase flexibility for smaller manufactured housing units and density standards that can support additional affordable housing opportunities.

The *Ashland Comprehensive Plan* Housing Goal 6.10.2 states, “*Support the creation and preservation of housing that is affordable to low- and moderate-income households and that is commensurate with the incomes of Ashland’s workforce.*”

Manufactured housing represents one of the most affordable forms of ownership housing available within the community. The amendments support the preservation and improvement of existing manufactured housing developments while facilitating opportunities for additional manufactured housing units and reinvestment in aging manufactured home parks.

The tenant protection and relocation provisions further support housing stability for residents of manufactured home parks by requiring notice, relocation planning, and opportunities for tenant organizations to participate in potential park purchases.

Ashland's Housing Goal 6.10.3 encourages housing development patterns that reduce environmental impacts and support efficient land use. It states, "*Integrate housing with other compatible land uses through flexible zoning provisions.*" The amendments support compact housing forms within existing urbanized areas served by public infrastructure and transportation systems. Increasing allowable densities and reducing unnecessary dimensional constraints within manufactured housing developments supports more efficient use of land while preserving flexibility in site design.

The City Council finds and determines that the land use ordinance and map amendments are consistent with the *Ashland Comprehensive Plan* and other adopted long-range plans.

C. Consistency with Oregon Statewide Planning Goals

The *Ashland Comprehensive Plan* was originally adopted by the City Council on November 2, 1982, and acknowledged by the Land Conservation and Development Commission on Oct 7, 1983. Numerous updates were completed and acknowledged since the originally acknowledged plan including but not limited to: Chapter III Citizens Participation and Involvement (2016), Chapter IV Environmental Resources (1991), Chapter V Population Projection and Growth (1991), Chapter VI Housing Element (2019), Chapter VII Economy (1991), Chapter VIII Parks, Open Space and Aesthetics (1991), Chapter X Transportation (1996), Chapter XI Energy, Air, Water, Conservation (1991), and Chapter XIC Regional Plan Element (2012). Technical reports and supporting documents were also acknowledged and adopted as part of the *Ashland Comprehensive Plan* and include but are not limited to the following: Croman Mill Site Redevelopment Plan (2008), Normal Neighborhood Plan Framework (2015), Local Wetland Inventory and Assessment and Riparian Corridor Inventory (2009), Housing Capacity Analysis, (2021), Buildable Lands Inventory (2019), and Transportation System Plan Update (2013). The City follows the post-acknowledgement plan amendment (PAPA) process to update the Plan with new state and regional regulations as necessary and relies in part upon these prior state review processes to demonstrate compliance with all necessary requirements.

GOAL 1: CITIZEN INVOLVEMENT

To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

Finding: The City provided opportunities for public involvement through public hearings, public notice procedures, Management Advisory Committee (MAC) review, Housing and Findings of Fact and Conclusions of Law

Human Services Advisory Committee (HHSAC) review, Planning Commission (PC) review, and City Council (CC) review consistent with adopted public participation procedures. Interested agencies, residents, manufactured home park residents, housing advocates, and property owners had opportunities to provide testimony throughout the process. All of the aforementioned meetings were conducted as hybrid meetings to provide opportunities to engage in person or virtually.

The project included a code audit and development of code concepts. Stakeholder interviews and a review of case studies informed code concepts. A joint study session between HHSAC, PC, CC was held on January 27, 2026, to inform each group of the planning process thus far. The code changes were reviewed by the MAC on March 11, 2026; the HHSAC on April 23, 2026; and the Planning Commission on April 28, 2026. The MAC met three times over the course of the project to give feedback. The Planning Commission conducted a public hearing on June 9, 2026, to inform their recommendation to the Council, and the City Council held a study session on June 15, 2026 and then conducted a public hearing and first reading of the proposed ordinances on June 16, 2026 and second reading on July 21, 2026.

A project web page at <https://www.ashlandoregon.gov/1197/Manufactured-Home-Park-Zone> hosted the project background materials, meeting materials, and map and code amendments. The web page was available throughout the duration of the project and was included in all meeting notices and announcements. An online survey provided an opportunity for public review of and comment on the recommended code changes. An online survey gathered input on recommended code changes. It was open from April 27 to May 31, 2026. The survey received 46 respondents. This Goal is met.

GOAL 2: LAND USE PLANNING

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual bases for such decisions and actions.

Finding: The amendments are consistent with the City’s acknowledged Comprehensive Plan and implement adopted housing and land use policies related to housing choice, affordability, and efficient urban development. The create new Comprehensive Plan and Zoning map designations for manufactured home parks and revise development standards for manufactured homes on individual lots and within parks. This Goal is met.

GOAL 3: AGRICULTURAL LANDS

To preserve and maintain agricultural lands.

Finding: The proposal does not propose any land use regulation changes to agricultural lands outside of the Ashland UGB. This Goal is not applicable.

GOAL 4: FOREST LANDS

To conserve forest lands by maintaining the forest land base and to protect the state’s forest economy by making possible economically efficient forest practices that assure the

continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Finding: The proposal does not propose any land use regulation changes to forest lands outside of the Ashland UGB. This Goal is not applicable.

GOAL 5: NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES

To protect natural resources and conserve scenic and historic areas and open spaces.

Finding: The City's acknowledged Comprehensive Plan includes Goal 5 resource protections. The amendments do not alter Goal 5 inventories or protection programs. This Goal is met.

GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY

To maintain and improve the quality of the air, water and land resources of the state.

Finding: The City's acknowledged Comprehensive Plan complies with this goal and the proposal does not modify the goals and policies related solid waste; water waste; noise and thermal pollution, air pollution, and industry-related contaminants; and air, noise, and thermal pollution. This Goal is met.

GOAL 7: AREAS SUBJECT TO NATURAL HAZARDS

To protect people and property from natural hazards.

Finding: The City's acknowledged Comprehensive Plan complies with this goal and the proposal does not modify the goals and policies related to Goal 7. This Goal is met.

GOAL 8: RECREATIONAL NEEDS

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Finding: The City's acknowledged Comprehensive Plan complies with this goal and the proposal does not modify the existing goals and policies related to Goal 8 and recreational needs. This Goal is met.

GOAL 9: ECONOMIC DEVELOPMENT

To provide adequate opportunities throughout the state for a variety of economic activities vital to health, welfare, and prosperity of Oregon's citizens.

Finding: The City's acknowledged Comprehensive Plan complies with this goal and the proposal does not modify the existing goals and policies related to Goal 9 and economic development. This Goal is met.

GOAL 10: HOUSING

To provide for the housing needs of citizens of the state.

Finding: The Statewide Planning Program requires each city to inventory its buildable residential lands, project future housing needs, and provide the appropriate types and amounts of land within the UGB necessary to meet those needs. The Housing Element of the *Ashland Comprehensive Plan* was amended and acknowledged in 2019. The City of Ashland has an acknowledged Housing Capacity Analysis (2021), Housing Production Strategy (2023), and Buildable Lands Inventory (2024) which provide a factual basis for needed housing types and available land supply. The Housing Capacity Analysis determined that Ashland is in need of more affordable housing types, “*Ashland has unmet needs for affordable housing. Ashland has unmet housing needs for households with extremely-low and very-low-income households, as well as households with low- and middle-income. The forecast shows 273 of Ashland’s new households will have incomes of \$32,600 (in 2019 dollars) or less. These households can afford monthly housing costs of \$820, which is considerably below market rate rents starting around \$1,145 for a two-bedroom unit. About 127 of Ashland’s new households will have incomes between \$32,600 and \$52,000 and can afford \$820 to \$1,300 in monthly housing costs*”. It has also determined that, “*Manufactured homes provide a source of affordable housing in Ashland. They provide a form of homeownership that can be made available to low- and moderate-income households. Cities are required to plan for manufactured homes—both on lots and in parks (ORS 197.475-492)*”. The Housing Production Strategy has identified preservation of manufactured home parks as an identified strategy for housing need within the city. The City has zoning standards relating to residential development including provisions for housing density, setbacks, lot coverage, types, and development in environmentally or physically constrained areas.

The amendments support Goal 10 and Strategy G “*Maintain quality and support preservation of existing manufactured home parks*” within the Housing Production Strategy by:

- Expanding opportunities for manufactured housing development;
- Increasing allowable densities within manufactured housing developments;
- Removing unnecessary dimensional constraints;
- Allowing smaller manufactured housing units;
- Supporting preservation and modernization of existing manufactured housing communities; and
- Providing greater housing stability through tenant protection and relocation standards.

The City’s acknowledged Comprehensive Plan complies with this goal. Manufactured housing developments provide important housing opportunities for workforce households and support broader economic development objectives by increasing housing availability and affordability. The amendments support reinvestment in existing manufactured housing

communities and allow community-serving uses that improve livability for residents. This Goal is met.

GOAL 11: PUBLIC FACILITIES AND SERVICES

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Finding: The City has master plans in place for water, wastewater and stormwater that address population growth in the Ashland city limits and UGB. The Water Master Plan was completed in 2020 and projects and plans for an adequate water supply for a 20-year planning period. The Wastewater Master Plan was completed in 2012 and projects and plans for an adequate water supply for a 20-year planning period. The Stormwater and Drainage Master Plan was completed in 2020 and projects and plans for an adequate water supply for a 20-year planning period.

The amendments apply within the existing urbanized area served by public infrastructure and utilities. Individual development proposals will continue to be required to demonstrate adequate public facility capacity and compliance with applicable utility standards. This Goal is met.

GOAL 12: TRANSPORTATION

To provide and encourage a safe, convenient and economic transportation system.

Finding: The City has an acknowledged *Transportation System Plan* (2013). The transportation system is planned to accommodate the population growth of the community for the 20-year planning period.

The amendments support compact residential development patterns and improve internal pedestrian circulation standards within manufactured housing developments. The amendments do not reduce existing transportation requirements or planned transportation improvements. This Goal is met.

GOAL 13: ENERGY CONSERVATION

To conserve energy.

Finding: The City's acknowledged Comprehensive Plan complies with this goal. The amendments enhance compliance by increasing the density of residential uses within manufactured home parks. Density supports efficient land use patterns and compact housing forms consistent with energy conservation objectives. This Goal is met.

GOAL 14: URBANIZATION

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Finding: The amendments apply within the City limits and Urban Growth Boundary and Findings of Fact and Conclusions of Law

support efficient use of urban land and infrastructure without expanding the Urban Growth Boundary. This Goal is met.

GOAL 15: WILLAMETTE RIVER GREENWAY

To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

Finding: The affected areas are not located within or adjacent to the Willamette River Greenway. Therefore, Goal 15 is not applicable.

GOAL 16: ESTUARINE RESOURCES

To recognize and protect the unique environmental, economic and social values of each estuary and associated wetlands; and to protect, maintain, where appropriate develop, and where appropriate restore the long-term environmental, economic, and social values, diversity and benefits of Oregon's estuaries

Finding: The affected areas are not located within the or adjacent to a designated estuarine resource. Therefore, Goal 16 is not applicable.

GOAL 17: COASTAL SHORELANDS

To conserve, protect, where appropriate, develop and where appropriate restore the resources and benefits of all coastal shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water dependent uses, economic resources and recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent coastal waters; and to reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon's coastal shorelands.

Finding: There are no coastal shorelands within the vicinity of Ashland, therefore, Goal 17 is not applicable.

GOAL 18: BEACHES & DUNES

To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas; and to reduce the hazard to human life and property from natural or man-induced actions associated with these areas.

Finding: There are no designated beaches or dunes within the vicinity of Ashland, therefore, Goal 18 is not applicable.

GOAL 19: OCEAN RESOURCES

To conserve marine resources and ecological functions for the purpose of providing long-term ecological, economic, and social value and benefits to future generations.

Finding: There are no designated ocean resources within the vicinity of Ashland, therefore, Goal 19 is not applicable.

The City Council finds that the amendments are consistent with Oregon Statewide Planning Goals.

OVERALL COUNCIL CONCLUSIONS

The City Council finds and determines the approval criteria for this decision have been fully met, based on the detailed findings set forth herein, the detailed findings and analysis of the Planning Commission, and supporting documents together with all staff reports and supporting materials in the whole record.

Specifically, the Council finds that the proposed Comprehensive Plan map, Zoning map, and land use code amendments are consistent with City of Ashland approval criteria for Comprehensive Plan and Zoning map amendments, and land use ordinance amendments as set forth in AMC 18.5.9.020.B and are consistent with the City of *Ashland Comprehensive Plan* and other City policies. The Council finds and determines that the amendments are consistent the Oregon Statewide Planning Goals and OAR 660-012-0310 through -0330.

Accordingly, based on the above Findings of Fact and Conclusions of Law, and based upon the evidence in the whole record, the City Council hereby APPROVES the ADOPTION of the following amendments to AMC Title 18 Land Use and to the Comprehensive Plan and Zoning & Land Use Controls maps, and the addition of a new Chapter 10.116 establishing tenant protections for manufactured home park residents as reflected in the attached ordinances.

Ashland City Council Approval

Tonya Graham, Mayor

Date

Signature authorized and approved by the full Council this 21st day of July, 2026.

Attest:

Alissa Kolodzinski, City Recorder

Date

Approved as to form:

Johan Pietila, City Attorney

Date

Manufactured Housing Case Study Memo

July 2025

Introduction

This memo provides an overview of case studies that assist the City of Ashland's efforts to develop a Manufactured Home Park Zone (MHPZ) ordinance, which is a key component of the City's Housing Production Strategy (HPS). Amendments will include a new zoning designation for Manufactured Home Parks in accordance with House Bill 2001. The new MHPZ designation is intended to preserve existing parks and explore allowances for higher manufactured home densities within this designated zone. This memo give examples of other cities that have successfully increased manufactured homes densities and/or implemented a zone that is specific to Manufactured Homes.

Portland, Oregon

In 2018, the City of Portland implemented the Manufactured Dwelling Parks Zoning Project to preserve manufactured home parks as affordable housing and to reduce displacement pressures on current residents. A new zoning designation for a Residential Manufactured Dwelling Park (RMP) was added to the city's Multi-Dwelling Zone chapter and applied to 56 of the 57 existing manufactured dwelling parks in the city. This zoning change consolidated various zoning designations (residential, commercial, and employment) into a single consistent category. The RMP zone permits a maximum density of approximately 29 units per acre, or one space per 1,500 square feet, additionally allowing recreational vehicle (RV) parks. The project also included amendments to the Comprehensive Plan and Zoning Map to ensure regulatory alignment.

Portland offers a 50% density bonus to manufactured dwelling parks that dedicate at least 50% of their units as affordable to households earning no more than 60% of area median income (AMI). Bonus density may also be transferred to other multi-dwelling zones outside of the Central City. The zoning designation resolved longstanding nonconforming use issues and streamlined the permitting process. While redevelopment of MDPs remains legal, it now requires a Type III land use review and City Council approval. The city emphasized equity throughout the project, targeting protections in neighborhoods at high risk of displacement, utilizing their developed displacement index map.

Portland's process included identifying existing MDPs, applying the RMP zone through legislative map amendments, updating the appropriate zoning code sections, and incorporating affordable housing incentives through a partnership with the Portland Housing Bureau. The city also enabled density transfers and encouraged reinvestment in older manufactured dwelling parks.

Bellingham, Washington

Bellingham established one of the most protective zoning strategies in the State of Washington through providing a Manufactured Home Park Overlay Zone and implementing preservation policies. The overlay zone applies to all 10 manufactured home parks within the city and remains in effect until November 22, 2052. This designation restricts land use to manufactured housing parks or public uses, such as infrastructure or public facilities. No density limits apply to manufactured home parks under this overlay zone, further ensuring flexibility for internal changes that maintain the use, such as replacement of homes or adding more units. Unlike other zoning tools, the overlay functions as a preservation lock, it prohibits redevelopment by default but allows park owners to appeal to the City's Hearing Examiner if they can demonstrate that continued MHP operation is not economically viable.

Bellingham complements its overlay zone with a robust tenant protection policy. Under local law, if a park is listed for sale or transfer, the owner must notify residents, tenant organizations, the City, relevant state agencies, and qualified housing nonprofits. The notification must include detailed sale terms and provide a minimum six-month period before closing. During this period, tenants or their representatives have 60 days to submit an offer and must be negotiated with in good faith.

Manufactured home park owners are expected to comply with the overlay's restrictions or initiate an appeal process if needed. The City encourages tenants to organize and prepare to respond to sale notices by coordinating with the City and local housing authorities. The City monitors compliance and facilitates access to funding and technical support when tenants pursue ownership opportunities. These policies aim to reduce displacement, preserve housing affordability, and ensure residents are notified and given opportunities when parks are sold or redeveloped.

Fort Collins, Colorado

Fort Collins created a Manufactured Housing (MH) Zone District to protect existing manufactured home communities from redevelopment. The MH zoning designation identifies manufactured home parks as the primary intended use, limiting the ability of landowners to convert sites to other uses that may be of higher land value. The zone allows a limited set of accessory, institutional, and residential uses through varying levels of review, including basic, administrative, and Planning and Zoning Board review. Prohibited uses are clearly defined in the city's zoning code to ensure zoning integrity.

The MH zone includes detailed development standards, such as a required residential density between 6 and 12 units per acre, front yard setbacks of 15 feet, side and rear setbacks of 10 feet, and a minimum of 10 feet between structures. The maximum height for buildings is three

stories, and non-residential buildings are limited to a 5,000 square foot footprint. Each manufactured home must have at least one off-street parking space.

Fort Collins' approach centers on establishing zoning protections tailored to the scale and use patterns of manufactured home communities. City staff are responsible for applying MH zoning, ensuring that proposed developments meet specific dimensional and use standards. Owners must comply with restrictions on use and density, while tenants and advocates are encouraged to participate in planning processes to protect their interests.

Conclusion

Each city approaches manufactured home park preservation through zoning-based tools, but with varying scopes and levels of regulatory enforcement. Portland emphasizes flexibility, density incentives, and integration with affordable housing goals. Bellingham focuses on long-term preservation and tenant rights, creating strict land use controls through a protective overlay and a structured sale notification process. Fort Collins prioritizes land use consistency and design standards, embedding preservation directly into the zoning framework while allowing limited compatible uses.

For Ashland, these case studies suggest several options. Portland's model may be most suitable where affordability incentives and increased density are priorities. Bellingham's approach offers strong regulatory protection and community control, ideal for preventing displacement in areas that may be at high risk. Fort Collins' zoning system provides a balanced model that blends development standards with preservation goals. Ashland can draw on all three to craft an MHPZ ordinance that fits its housing strategy, zoning framework, and community needs.

Oregon Revised Statutes

Chapter 90 — Residential Landlord and Tenant

90.842 Notice of sale of facility; contents; formation of tenants committee for purchasing facility. (1) An owner of a facility shall give written notice of the owner's interest in selling the facility before the owner markets the facility for sale or when the owner receives an offer to purchase that the owner intends to consider, whichever occurs first.

(2) The owner shall give the notice required by subsection (1) of this section to:

(a) All tenants of the facility; or

(b) A tenants committee, if there is an existing committee of tenants formed for purposes including the purchase of the facility and with which the owner has met in the 12-month period immediately before delivery of the notice.

(3) The owner shall also give the notice required by subsection (1) of this section to the Housing and Community Services Department in the manner prescribed by the department by rule.

(4) The notice must include the following:

(a) The owner is considering selling the facility.

(b) The tenants, through a tenants committee, have an opportunity to compete to purchase the facility.

(c) In order to compete to purchase the facility, within 15 days after delivery of the notice, the tenants must form or identify a single tenants committee for the purpose of purchasing the facility and notify the owner in writing of:

(A) The tenants' interest in competing to purchase the facility; and

(B) The name and contact information of the representative of the tenants committee with whom the owner may communicate about the purchase.

(d) The representative of the tenants committee may request financial information described in ORS 90.844 (2) from the owner within the 15-day period.

(e) Information about purchasing a facility is available from the Housing and Community Services Department. [2014 c.89 §1; 2019 c.625 §26; 2021 c.292 §1]

90.844 Procedures for purchase of facility by tenants; financial information; deadlines. (1) Within 15 days after delivery of the notice described in ORS 90.842, if the tenants choose to compete to purchase the facility in which the tenants reside, the tenants must notify the owner in writing of:

(a) The tenants' interest in competing to purchase the facility;

(b) The formation or identification of a single tenants committee formed for the purpose of purchasing the facility; and

(c) The name and contact information of the representative of the tenants committee with whom the owner may communicate about the purchase.

(2) During the 15-day period, in order to perform a due diligence evaluation of the opportunity to compete to purchase the facility, the representative of the tenants committee may make a written request for the kind of financial information that a seller of a facility would customarily provide to a prospective purchaser.

(3) Of the financial information described in subsection (2) of this section, the owner shall provide the following information within 14 days after delivery of the request by the tenants committee for the information:

(a) The asking price, if any, for the facility;

(b) The total income collected from the facility and related profit centers, including storage and laundry, in the calendar year before delivery of the notice required by ORS 90.842;

(c) The total operating expenses for the facility paid by the owner or landlord in the calendar year before delivery of the notice required by ORS 90.842;

(d) The cost of all utilities for the facility that were paid by the owner in the calendar year before delivery of the notice required by ORS 90.842;

(e) The annual cost of all insurance policies for the facility that were paid by the owner, as shown by the most recent premium;

(f) The number of homes in the facility owned by the owner; and

(g) The number of vacant spaces and homes in the facility.

(4) The owner may:

(a) Designate all or part of the financial information provided pursuant to this section as confidential.

(b) If the owner designates financial information as confidential, establish, in cooperation with the representative of the tenants committee, a list of persons with whom the tenants may share the information, including any of the following persons that are either seeking to purchase the facility on behalf of the tenants committee or assisting the tenants committee in evaluating or purchasing the facility:

(A) A nonprofit organization or a housing authority.

(B) An attorney or other licensed professional or adviser.

(C) A financial institution.

(c) Require that persons authorized to receive the confidential information:

(A) Sign a confidentiality agreement before receiving the information;

(B) Refrain from copying any of the information; and

(C) Return the information to the owner when the negotiations to purchase the facility are completed or terminated.

(5) Within 45 days after delivery of the financial information described in subsection (3) of this section, or within 45 days after the end of the 15-day period described in subsection (1) of this section when the representative of the tenants committee does not request financial information under subsection (2) of this section,

if the tenants choose to continue competing to purchase the facility, the tenants committee must:

(a) Form a corporate entity under ORS chapter 60, 62 or 65 that is legally capable of purchasing real property or associate with a nonprofit corporation or housing authority that is legally capable of purchasing real property or that is advising the tenants about purchasing the facility in which the tenants reside.

(b) Submit to the owner a written offer to purchase the facility, in the form of a proposed purchase and sale agreement, and either a copy of the articles of incorporation of the corporate entity or other evidence of the legal capacity of the formed or associated corporate entity to purchase real property.

(6)(a) The owner may accept the offer to purchase in the tenants committee's purchase and sale agreement, reject the offer or submit a counteroffer.

(b) If the parties reach agreement on the purchase, the purchase and sale agreement must specify the price, due diligence duties, schedules, timelines, conditions and any extensions.

(c) If the tenants do not act as required within the time periods described in this section and ORS 90.842, if the tenants violate the confidentiality agreement described in this section or if the parties do not reach agreement on a purchase, the owner is not obligated to take additional action under ORS 90.842 to 90.850. [2014 c.89 §2; 2015 c.217 §11; 2019 c.625 §27; 2021 c.292 §2]

[About OHCS \(/ohcs/about-us/Pages/index.aspx\)](/ohcs/about-us/Pages/index.aspx)

[Housing Stability Council \(/ohcs/hsc/Pages/index.aspx\)](/ohcs/hsc/Pages/index.aspx)

[Programs \(/ohcs/Pages/agency-programs.aspx\)](/ohcs/Pages/agency-programs.aspx)

[Procurement \(/ohcs/procurement/Pages/index.aspx\)](/ohcs/procurement/Pages/index.aspx)

[Career Opportunities \(/ohcs/about-us/Pages/current-job-opportunities.aspx\)](/ohcs/about-us/Pages/current-job-opportunities.aspx)

[\(/ohcs/\)](/ohcs/)

[Contact Us \(/ohcs/about-us/Pages/contact-us-our-location.aspx\)](/ohcs/about-us/Pages/contact-us-our-location.aspx)

[News & Updates \(/ohcs/about-us/Pages/news-updates.aspx\)](/ohcs/about-us/Pages/news-updates.aspx)

[Need Help Now? \(/ohcs/Pages/housing-resources.aspx\)](/ohcs/Pages/housing-resources.aspx)

[Proposed Federal Budgets for Housing and Homelessness \(/ohcs/Pages/proposed-federal-budgets-housing-homelessness.aspx\)](/ohcs/Pages/proposed-federal-budgets-housing-homelessness.aspx)



Notice of Sale Instructions

 Site Navigation

Instruction and Information: Notice of Owner's Intent to Sell a Manufactured Dwelling Park or Marina

Before listing or marketing a manufactured dwelling park or marina for sale, or upon receipt of an offer of purchase, Owner is required to provide written notification ("Notice") delivered either by hand or by US Mail to all Tenants, Tenant's Committee and MMCRC.

Chapter 813, Division 65 of the Oregon Administrative Rules Database (OARD) has been revised as of August 2023, regarding notification requirements when an Owner is planning to sell a Manufactured Dwelling Park or Marina. There is specific information that needs to be in the Notice of Intent To Sell to the Tenants.

Specifically, the Owner is required to...

A. Send to:

1. The Tenants of the Park or Marina

2. Tenants Committee
3. MMCRC Department

B. Deliver the Notice by US Mail or directly to a tenant's home

1. Notice is to be delivered at least 15 days prior to publicly marketing the facility for sale.
2. If mailed, the "Fifteen-Day Period" shall begin on the fourth full calendar day following the Date of Mailing.

C. Information required in the Notice:

1. All required information listed in ORS 90.8421, and
2. Contact information for the Department's MMCRC
3. Complete copies of, or web address links to OAR 813 Divisions 27 and 65
4. Property information that would be included in property marketing materials, real estate listings, or provided to prospective purchasers including:
 - Asking price for the facility, or offer price if the facility owner(s) has received an offer to purchase that the facility owner(s) intends to consider; and
 - Property information available via public record such as zoning, lot size, publicly recorded and published facility owner(s) information, property tax, and liens; and
 - Contact information for all individuals or agencies that represent the facility owner(s) or landlord agent(s) in marketing or facilitating the sale of the facility such as a real estate broker or attorney.

D. Notices provided by the facility Owner(s) or landlord's agent(s) are valid for one calendar year from the date that the facility Owner(s) or landlord's agent(s) provided notice of intent to sell to Tenants, tenant committees, and the Department.

1. If the facility is not sold within one calendar year, the facility Owner(s) and landlord's agent(s) are required to provide Tenants, Tenants' committees, and MMCRC with an updated Notice that meets the requirements of this Division.
2. Updated notification must also be provided to any tenant who was not provided the initial notification

Help us improve! Was this page helpful?

Yes


No

North Mall Office Building
725 Summer Street NE, Suite B
Salem, OR 97301-1266

We accept visitors by appointment only. Call 800-453-5511 for scheduling.

 [Directions to our main office \(https://goo.gl/maps/FEWsoW3WwWriejrf7\)](https://goo.gl/maps/FEWsoW3WwWriejrf7)


 [Salem Capitol Mall Map \(/das/FleetPark/Documents/cap_mall.pdf\)](/das/FleetPark/Documents/cap_mall.pdf)


 [\(https://www.facebook.com/Oregon-Housing-and-Community-Services-1011035558996125/\)](https://www.facebook.com/Oregon-Housing-and-Community-Services-1011035558996125/) 
<https://twitter.com/OregonHCS>  <https://www.linkedin.com/company/oregonhcs> 
<https://www.youtube.com/user/OHCSD>  https://www.instagram.com/oregon_hcs/
[Career Opportunities \(/ohcs/about-us/Pages/current-job-opportunities.aspx\)](/ohcs/about-us/Pages/current-job-opportunities.aspx)


[Public Records Request \(/ohcs/get-involved/pages/public-records-request.aspx\)](/ohcs/get-involved/pages/public-records-request.aspx)

[Speaker Request Form \(/ohcs/Pages/speaker-requests.aspx\)](/ohcs/Pages/speaker-requests.aspx)


[Website Feedback Email \(mailto:OHCS.Webmaster@hcs.oregon.gov\)](mailto:OHCS.Webmaster@hcs.oregon.gov)

 [800-453-5511 \(tel:+18004535511\)](tel:+18004535511)

 [Fax 503-986-2020 \(tel:+15039862020\)](tel:+15039862020)

 [General Inquiries Email \(mailto:HCS_Housing.Info@hcs.oregon.gov\)](mailto:HCS_Housing.Info@hcs.oregon.gov)

 [Media Requests Email \(mailto:HCS.MediaRequests@hcs.oregon.gov\)](mailto:HCS.MediaRequests@hcs.oregon.gov)

 [OHCS Ombuds Inquiry \(/ohcs/Pages/ombuds.aspx\)](/ohcs/Pages/ombuds.aspx)

[Oregon.gov \(https://www.oregon.gov\)](https://www.oregon.gov)

[State Employee Search \(https://employeeesearch.dasapp.oregon.gov\)](https://employeeesearch.dasapp.oregon.gov)

[Agencies Listing \(https://www.oregon.gov/pages/a_to_z_listing.aspx\)](https://www.oregon.gov/pages/a_to_z_listing.aspx)

[Accessibility \(https://www.oregon.gov/pages/accessibility.aspx\)](https://www.oregon.gov/pages/accessibility.aspx)

[Privacy Policy \(https://www.oregon.gov/pages/terms-and-conditions.aspx\)](https://www.oregon.gov/pages/terms-and-conditions.aspx)

[Supported Browsers \(https://www.oregon.gov/pages/supported-browsers.aspx\)](https://www.oregon.gov/pages/supported-browsers.aspx)

[↑ Back to Top](#)

Enrolled
House Bill 4064

Introduced and printed pursuant to House Rule 12.00. Pre-session filed (at the request of House Interim Committee on Housing for Representative Pam Marsh)

CHAPTER

AN ACT

Relating to manufactured structures; creating new provisions; amending ORS 62.803, 90.230, 174.101, 197.286, 197.307, 197.312, 197.314, 197.485, 197.492, 215.010, 307.651, 446.003, 458.352, 458.356 and 458.358 and section 18, chapter 401, Oregon Laws 2019; repealing ORS 446.007; and declaring an emergency.

Be It Enacted by the People of the State of Oregon:

**SITING MANUFACTURED HOMES
AND PREFABRICATED STRUCTURES**

SECTION 1. ORS 197.314 is amended to read:

197.314. (1) *[Notwithstanding ORS 197.296, 197.298, 197.299, 197.301, 197.302, 197.303, 197.307, 197.312 and 197.313, within urban growth boundaries each city and county shall amend its comprehensive plan and land use regulations for all land zoned for single-family residential uses to allow for siting of manufactured homes as defined in ORS 446.003. A local government may only subject the siting of a manufactured home allowed under this section to regulation as set forth in ORS 197.307 (8).]* **Notwithstanding any other provision in ORS 197.286 to 197.314, within an urban growth boundary, a local government shall allow the siting of manufactured homes and prefabricated structures on all land zoned to allow the development of single-family dwellings.**

[(2) Cities and counties shall adopt and amend comprehensive plans and land use regulations under subsection (1) of this section according to the provisions of ORS 197.610 to 197.651.]

[(3)] **(2)** *[Subsection (1) of]* This section does not apply to any area designated in an acknowledged comprehensive plan or land use regulation as a historic district or residential land immediately adjacent to a historic landmark.

[(4) Manufactured homes on individual lots zoned for single-family residential use in subsection (1) of this section shall be in addition to manufactured homes on lots within designated manufactured dwelling subdivisions.]

(3) Manufactured homes and prefabricated structures allowed under this section are in addition to manufactured dwellings or prefabricated structures allowed within designated manufactured dwelling subdivisions.

(4) A local government may not subject manufactured homes or prefabricated structures within an urban growth boundary, or the land upon which the homes or structures are sited, to any applicable standard that would not apply to a detached, site-built single-family dwelling on the same land, except:

(a) As necessary to comply with a protective measure adopted pursuant to a statewide land use planning goal; or

(b) To require that the manufacturer certify that the manufactured home or prefabricated structure has an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single-family dwellings constructed under the Low-Rise Residential Dwelling Code as defined in ORS 455.010.

(5) Within any residential zone inside an urban growth boundary where a manufactured dwelling park is otherwise allowed, a city or county *[shall]* **may** not adopt~~, by charter or ordinance,~~ a minimum lot size for a manufactured dwelling park that is larger than one acre.

[(6) A city or county may adopt the following standards for the approval of manufactured homes located in manufactured dwelling parks that are smaller than three acres:]

[(a) The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.]

[(b) The manufactured home shall have exterior siding and roofing that, in color, material and appearance, is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or that is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.]

[(7)] **(6)** This section *[shall]* **may** not be construed as abrogating a recorded restrictive covenant.

SECTION 2. ORS 197.307, as amended by section 14, chapter 401, Oregon Laws 2019, is amended to read:

197.307. (1) The availability of affordable, decent, safe and sanitary housing opportunities for persons of lower, middle and fixed income, including housing for farmworkers, is a matter of statewide concern.

(2) Many persons of lower, middle and fixed income depend on government assisted housing as a source of affordable, decent, safe and sanitary housing.

(3) When a need has been shown for housing within an urban growth boundary at particular price ranges and rent levels, needed housing shall be permitted in one or more zoning districts or in zones described by some comprehensive plans as overlay zones with sufficient buildable land to satisfy that need.

(4) Except as provided in subsection (6) of this section, a local government may adopt and apply only clear and objective standards, conditions and procedures regulating the development of housing, including needed housing. The standards, conditions and procedures:

(a) May include, but are not limited to, one or more provisions regulating the density or height of a development.

(b) May not have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay.

(5) The provisions of subsection (4) of this section do not apply to:

(a) An application or permit for residential development in an area identified in a formally adopted central city plan, or a regional center as defined by Metro, in a city with a population of 500,000 or more.

(b) An application or permit for residential development in historic areas designated for protection under a land use planning goal protecting historic areas.

(6) In addition to an approval process for needed housing based on clear and objective standards, conditions and procedures as provided in subsection (4) of this section, a local government may adopt and apply an alternative approval process for applications and permits for residential development based on approval criteria regulating, in whole or in part, appearance or aesthetics that are not clear and objective if:

(a) The applicant retains the option of proceeding under the approval process that meets the requirements of subsection (4) of this section;

(b) The approval criteria for the alternative approval process comply with applicable statewide land use planning goals and rules; and

(c) The approval criteria for the alternative approval process authorize a density at or above the density level authorized in the zone under the approval process provided in subsection (4) of this section.

(7) Subject to subsection (4) of this section, this section does not infringe on a local government's prerogative to:

- (a) Set approval standards under which a particular housing type is permitted outright;
- (b) Impose special conditions upon approval of a specific development proposal; or
- (c) Establish approval procedures.

[(8) In accordance with subsection (4) of this section and ORS 197.314, a jurisdiction may adopt any or all of the following placement standards, or any less restrictive standard, for the approval of manufactured homes located outside mobile home parks:]

[(a) The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.]

[(b) The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than 12 inches above grade.]

[(c) The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.]

[(d) The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.]

[(e) The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS 455.010.]

[(f) The manufactured home shall have a garage or carport constructed of like materials. A jurisdiction may require an attached or detached garage in lieu of a carport where such is consistent with the predominant construction of immediately surrounding dwellings.]

[(g) In addition to the provisions in paragraphs (a) to (f) of this subsection, a city or county may subject a manufactured home and the lot upon which it is sited to any development standard, architectural requirement and minimum size requirement to which a conventional single-family residential dwelling on the same lot would be subject.]

SECTION 3. ORS 197.485 is amended to read:

197.485. (1) A jurisdiction may not prohibit placement of a manufactured dwelling, due solely to its age, in a mobile home or manufactured dwelling park in a zone with a residential density of eight to 12 units per acre.

(2) A jurisdiction may not prohibit placement of a manufactured dwelling, due solely to its age, on a buildable lot or parcel located outside urban growth boundaries or on a space in a mobile home or manufactured dwelling park, if the manufactured dwelling is being relocated due to the closure of a mobile home or manufactured dwelling park or a portion of a mobile home or manufactured dwelling park.

(3) A jurisdiction may not prohibit the placement of a prefabricated structure in a mobile home or manufactured dwelling park.

[(3)] (4) A jurisdiction may impose reasonable safety and inspection requirements for homes that were not constructed in conformance with the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5403).

SECTION 4. ORS 197.312 is amended to read:

197.312. (1) A *[city or county]* **local government** may not *[by charter]* prohibit from all residential zones attached or detached single-family housing, multifamily housing for both owner and renter occupancy, *[or]* manufactured homes **or prefabricated structures**. A city or county may not *[by*

charter] prohibit government assisted housing or impose additional approval standards on government assisted housing that are not applied to similar but unassisted housing.

(2)(a) A single-family dwelling for a farmworker and the farmworker's immediate family is a permitted use in any residential or commercial zone that allows single-family dwellings as a permitted use.

(b) A city or county may not impose a zoning requirement on the establishment and maintenance of a single-family dwelling for a farmworker and the farmworker's immediate family in a residential or commercial zone described in paragraph (a) of this subsection that is more restrictive than a zoning requirement imposed on other single-family dwellings in the same zone.

(3)(a) Multifamily housing for farmworkers and farmworkers' immediate families is a permitted use in any residential or commercial zone that allows multifamily housing generally as a permitted use.

(b) A city or county may not impose a zoning requirement on the establishment and maintenance of multifamily housing for farmworkers and farmworkers' immediate families in a residential or commercial zone described in paragraph (a) of this subsection that is more restrictive than a zoning requirement imposed on other multifamily housing in the same zone.

(4) A city or county may not prohibit a property owner or developer from maintaining a real estate sales office in a subdivision or planned community containing more than 50 lots or dwelling units for the sale of lots or dwelling units that remain available for sale to the public.

(5)(a) A city with a population greater than 2,500 or a county with a population greater than 15,000 shall allow in areas within the urban growth boundary that are zoned for detached single-family dwellings the development of at least one accessory dwelling unit for each detached single-family dwelling, subject to reasonable local regulations relating to siting and design.

(b) As used in this subsection:

(A) "Accessory dwelling unit" means an interior, attached or detached residential structure that is used in connection with or that is accessory to a single-family dwelling.

(B) "Reasonable local regulations relating to siting and design" does not include owner-occupancy requirements of either the primary or accessory structure or requirements to construct additional off-street parking.

(6) Subsection (5) of this section does not prohibit local governments from regulating vacation occupancies, as defined in ORS 90.100, to require owner-occupancy or off-street parking.

SECTION 5. ORS 197.286 is amended to read:

197.286. As used in ORS 197.286 to 197.314 and 197.475 to 197.490:

(1) "Buildable lands" means lands in urban and urbanizable areas that are suitable, available and necessary for residential uses. "Buildable lands" includes both vacant land and developed land likely to be redeveloped.

[2] "*Manufactured dwelling park*" has the meaning given that term in ORS 446.003.]

[3] (2) "Government assisted housing" means housing that is financed in whole or part by either a federal or state housing agency or a housing authority as defined in ORS 456.005, or housing that is occupied by a tenant or tenants who benefit from rent supplements or housing vouchers provided by either a federal or state housing agency or a local housing authority.

(3) "Manufactured dwelling," "manufactured dwelling park," "manufactured home" and "mobile home park" have the meanings given those terms in ORS 446.003.

[4] "*Manufactured homes*" has the meaning given that term in ORS 446.003.]

[5] "*Mobile home park*" has the meaning given that term in ORS 446.007.]

[6] (4) "Periodic review" means the process and procedures as set forth in ORS 197.628 to 197.651.

(5) "Prefabricated structure" means a prefabricated structure, as defined in ORS 455.010, that is relocatable, more than eight and one-half feet wide and designed for use as a single-family dwelling.

[7] (6) "Urban growth boundary" means an urban growth boundary included or referenced in a comprehensive plan.

SECTION 6. Section 18, chapter 401, Oregon Laws 2019, as amended by section 1c, chapter 422, Oregon Laws 2019, is amended to read:

Sec. 18. [Section 9, chapter 401, Oregon Laws 2019,] **ORS 455.616**, the amendments to ORS [197.307,] 446.003, 455.010, 455.135, 455.156 and 455.610 by sections 10 to [14] **13**, chapter 401, Oregon Laws 2019, and section 1b, **chapter 422, Oregon Laws 2019**, [of this 2019 Act,] and the repeal of section 2, chapter 401, Oregon Laws 2019, by section 17, chapter 401, Oregon Laws 2019, become operative on January 2, 2026.

NOTE: Sections 7 and 8 were deleted by amendment. Subsequent sections were not renumbered.

MANUFACTURED DWELLING REPLACEMENT PROGRAM

SECTION 9. ORS 458.356 is amended to read:

458.356. (1) **As used in ORS 458.356 to 458.362:**

(a) **“Manufactured dwelling” means:**

(A) **A manufactured dwelling, as defined in ORS 446.003; or**

(B) **A prefabricated structure, as defined in ORS 455.010, that is relocatable, more than eight and one-half feet wide and designed for use as a single-family dwelling.**

(b) **“Manufactured dwelling park” has the meaning given that term in ORS 446.003.**

[(1)] (2) The Housing and Community Services Department shall establish a program to provide loans to individuals to buy and site manufactured dwellings that replace older and less energy efficient manufactured dwellings, or manufactured dwellings destroyed by a natural disaster. The department may contract with local governments or public or private housing sponsors to carry out the department’s responsibilities under this program.

[(2)] (3) The department may make loans under the program only to individual borrowers who:

(a) Are members of households with income that complies with income restrictions determined at the advice and consent of the Oregon Housing Stability Council, but not to exceed the greater of 100 percent of the statewide or local area median income adjusted for household size as determined annually by the Housing and Community Services Department using United States Department of Housing and Urban Development information; and

(b) Will purchase a manufactured dwelling that:

(A) Meets energy efficiency standards as prescribed by the Housing and Community Services Department;

[(B)(i)] *Will be sited in a manufactured dwelling park that has registered with the department and either has entered into a regulatory agreement with the department or is negotiating a regulatory agreement that is at least partially conditioned upon the replacement of the dwelling;*

[(ii)] *Will be sited on land owned or purchased under a land sale contract by the individual borrower; or*

[(iii)] *Will be sited in a manufactured dwelling park that has been affected by a natural disaster and the department has, pursuant to rule, provided the borrower with a waiver of the requirement that the park enter into an agreement under sub-subparagraph (i) of this subparagraph; and*

(B) **Will be sited as required under subsection (4) of this section; and**

(C) Will be the primary residence of the borrower throughout the term of the loan.

(4) **To be eligible for a loan under this section, the borrower must site the replacement manufactured dwelling on land that is:**

(a) **Owned by the borrower or being purchased by the borrower under a land sale contract;**

(b) **In a manufactured dwelling park that has registered with the department and either has entered into a regulatory agreement with the department or is negotiating a regulatory agreement that is at least partially conditioned upon the replacement of the dwelling; or**

(c) **In any location, provided that the borrower has obtained a waiver from the department and is replacing a manufactured dwelling that was destroyed by a natural disaster.**

[3] (5) The department shall prescribe by rule the maximum loan amount per individual, lending requirements and terms for loans made under this program, including:

- (a) Interest rates charged to borrowers, if any;
- (b) Repayment requirements, if any;
- (c) Loan forgiveness opportunities, if any;
- (d) Affordability requirements; and
- (e) Remedies upon transfer or default.

[4] (6) In servicing loans under the program, the department shall deposit all moneys received into the Manufactured Home Preservation Fund established in ORS 458.366.

[5] (7) The council may establish priorities for evaluating loan applications and shall give consideration to prioritizing loans to borrowers who are:

- (a) From low income households; and
- (b) Decommissioning and replacing manufactured dwellings that are older or less resource or energy efficient.

STANDARDIZING DEFINITIONS

SECTION 10. ORS 62.803 is amended to read:

62.803. As used in ORS 62.800 to 62.815, unless the context requires otherwise:

(1) "Lienholder" means the holder of a manufactured dwelling lien:

(a) That is recorded in the deed records of the county in which the manufactured dwelling is located;

(b) That is perfected with the Department of Consumer and Business Services pursuant to ORS 446.611; or

(c) Of which a manufactured dwelling park nonprofit cooperative has actual knowledge.

(2) "Manufactured dwelling" *[has the meaning given that term in ORS 446.003]* **means:**

(a) A manufactured dwelling, as defined in ORS 446.003; or

(b) A prefabricated structure, as defined in ORS 455.010, that is relocatable, more than eight and one-half feet wide and designed for use as a single-family dwelling.

(3) "Manufactured dwelling park" has the meaning given that term in ORS 446.003.

(4) "Manufactured dwelling park nonprofit cooperative" means a cooperative corporation that:

(a) Is organized to acquire or develop, and to own, an interest in one or more manufactured dwelling parks that are primarily used for the siting of manufactured dwellings owned and occupied by members of the cooperative;

(b) Limits the use of all income and earnings to use by the cooperative and not for the benefit or profit of any individual; and

(c) Elects to be governed by ORS 62.800 to 62.815.

SECTION 11. ORS 90.230 is amended to read:

90.230. (1) If a tenancy is for the occupancy of a recreational vehicle in a manufactured dwelling park[,] or mobile home park, **as defined in ORS 446.003**, or recreational vehicle park, *[all]* as defined in ORS 197.492, the landlord shall provide a written rental agreement for a month-to-month, week-to-week or fixed-term tenancy. The rental agreement must state:

(a) If applicable, that the tenancy may be terminated by the landlord under ORS 90.427 without cause upon 30 or 60 days' written notice for a month-to-month tenancy or upon 10 days' written notice for a week-to-week tenancy.

(b) That any accessory building or structure paid for or provided by the tenant belongs to the tenant and is subject to a demand by the landlord that the tenant remove the building or structure upon termination of the tenancy.

(c) That the tenancy is subject to the requirements of ORS 197.493 (1) for exemption from placement and occupancy restrictions.

(2) If a tenant described in subsection (1) of this section moves following termination of the tenancy by the landlord under ORS 90.427, and the landlord failed to provide the required written

rental agreement before the beginning of the tenancy, the tenant may recover the tenant's actual damages or twice the periodic rent, whichever is greater.

(3) If the occupancy fails at any time to comply with the requirements of ORS 197.493 (1) for exemption from placement and occupancy restrictions, and a state agency or local government requires the tenant to move as a result of the noncompliance, the tenant may recover the tenant's actual damages or twice the periodic rent, whichever is greater. This subsection does not apply if the noncompliance was caused by the tenant.

(4) This section does not apply to a vacation occupancy.

SECTION 12. ORS 174.101 is amended to read:

174.101. (1) As used in the statutes of this state, "manufactured structure" has the meaning given that term in this section only if the statute using "manufactured structure" makes specific reference to this section and indicates that the term used has the meaning given in this section. As used in the statutes of this state, "recreational vehicle" has the meaning given that term in this section only if the statute using "recreational vehicle" makes specific reference to this section [or ORS 446.007] and thereby indicates that the term used has the meaning given in this section.

(2) "Manufactured structure" means a manufactured dwelling, as defined in ORS 446.003, or a recreational vehicle, as defined in this section.

(3) "Recreational vehicle" means a vehicle with or without motive power that is designed for use as temporary living quarters and as further defined by rule by the Director of Transportation.

SECTION 13. ORS 197.492 and 197.493 are added to and made a part of ORS 197.475 to 197.490.

SECTION 14. ORS 197.492 is amended to read:

197.492. As used in this section and ORS 197.493:

[1] "Manufactured dwelling park" has the meaning given that term in ORS 446.003.]

[2] "Mobile home park" and "recreational vehicle" have the meanings given those terms in ORS 446.007.]

(1) **"Recreational vehicle" has the meaning given that term in ORS 174.101.**

[(3)] (2) "Recreational vehicle park":

(a) Means a place where two or more recreational vehicles are located within 500 feet of one another on a lot, tract or parcel of land under common ownership and having as its primary purpose:

(A) The renting of space and related facilities for a charge or fee; or

(B) The provision of space for free in connection with securing the patronage of a person.

(b) Does not mean:

(A) An area designated only for picnicking or overnight camping; or

(B) A manufactured dwelling park or mobile home park.

SECTION 15. ORS 215.010 is amended to read:

215.010. As used in this chapter:

(1) The terms defined in ORS 92.010 shall have the meanings given therein, except that "parcel":

(a) Includes a unit of land created:

(A) By partitioning land as defined in ORS 92.010;

(B) In compliance with all applicable planning, zoning and partitioning ordinances and regulations; or

(C) By deed or land sales contract, if there were no applicable planning, zoning or partitioning ordinances or regulations.

(b) Does not include a unit of land created solely to establish a separate tax account.

(2) "Tract" means one or more contiguous lots or parcels under the same ownership.

(3) The terms defined in ORS chapter 197 shall have the meanings given therein.

(4) "Farm use" has the meaning given that term in ORS 215.203.

(5) **"Recreational structure" means a campground structure with or without plumbing, heating or cooking facilities intended to be used by any particular occupant on a limited-time basis for recreational, seasonal, emergency or transitional housing purposes and may include**

yrurts, cabins, fabric structures or similar structures as further defined, by rule, by the Director of the Department of Consumer and Business Services.

[5] (6) “Recreational vehicle” has the meaning given that term in ORS 174.101.

[6] (7) “The Willamette Valley” is Clackamas, Linn, Marion, Multnomah, Polk, Washington and Yamhill Counties and the portion of Benton and Lane Counties lying east of the summit of the Coast Range.

SECTION 16. ORS 307.651 is amended to read:

307.651. As used in ORS 307.651 to 307.687, unless the context requires otherwise:

(1) “Governing body” means the city legislative body having jurisdiction over the property for which an exemption may be applied for under ORS 307.651 to 307.687.

(2) “Qualified dwelling unit” means a dwelling unit that, at the time an application is filed pursuant to ORS 307.667, has a market value for the land and improvements of no more than 120 percent, or a lesser percentage as adopted by the governing body by resolution, of the median sales price of dwelling units located within the city.

(3) “Single-unit housing” means a structure having one or more dwelling units that:

(a) Is, or will be, upon purchase, rehabilitation or completion of construction, in conformance with all local plans and planning regulations, including special or district-wide plans developed and adopted pursuant to ORS chapters 195, 196, 197 and 227.

(b) If newly constructed, is completed within two years after application for exemption is approved under ORS 307.674.

(c) Is designed for each dwelling unit within the structure to be purchased by and lived in by one person or one family.

(d) Has one or more qualified dwelling units within the single-unit housing.

(e) Is not a floating home, as defined in ORS 830.700, or a manufactured structure, other than a manufactured home described in ORS 197.307 (8)(a) to (f) **(2021 Edition)**.

(4) “Structure” does not include the land or any site development made to the land, as those terms are defined in ORS 307.010.

SECTION 17. ORS 446.003 is amended to read:

446.003. As used in ORS 446.003 to 446.200 and 446.225 to 446.285, *[and for the purposes of ORS chapters 195, 196, 197, 215 and 227, the following definitions apply,]* unless the context requires otherwise[,] or unless administration and enforcement by the State of Oregon under the existing or revised National Manufactured Housing Construction and Safety Standards Act would be adversely affected[, *and except as provided in ORS 197.746 or 446.007*]:

(1) “Accessory building or structure” means any portable, demountable or permanent structure established for use of the occupant of the manufactured dwelling and as further defined by rule by the Director of the Department of Consumer and Business Services.

(2)(a) “Alteration” means any change, addition, repair, conversion, replacement, modification or removal of any equipment or installation that may affect the operation, construction or occupancy of a manufactured dwelling.

(b) “Alteration” does not include:

(A) Minor repairs with approved component parts;

(B) Conversion of listed fuel-burning appliances in accordance with the terms of their listing;

(C) Adjustment and maintenance of equipment; or

(D) Replacement of equipment or accessories in kind.

(3) “Approved” means approved, licensed or certified by the Department of Consumer and Business Services or its designee.

[4] “Board” means the Residential and Manufactured Structures Board.]

[5] (4) “Cabana” means a stationary, lightweight structure that may be prefabricated, or demountable, with two or more walls, used adjacent to and in conjunction with a manufactured dwelling to provide additional living space.

[(6)] (5) “Certification” means an evaluation process by which the department verifies a manufacturer’s ability to produce manufactured dwellings to the department rules and to the department approved quality control manual.

[(7)] (6) “Dealer” means any person engaged in the business of selling, leasing or distributing manufactured dwellings or equipment, or both, primarily to persons who in good faith purchase or lease manufactured dwellings or equipment, or both, for purposes other than resale.

[(8)] (7) “Department” means the Department of Consumer and Business Services.

[(9)] (8) “Director” means the Director of the Department of Consumer and Business Services.

[(10)] (9) “Distributor” means any person engaged in selling and distributing manufactured dwellings or equipment for resale.

[(11)] (10) “Equipment” means materials, appliances, subassembly, devices, fixtures, fittings and apparatuses used in the construction, plumbing, mechanical and electrical systems of a manufactured dwelling.

[(12)] (11) “Federal manufactured housing construction and safety standard” means a standard for construction, design and performance of a manufactured dwelling promulgated by the Secretary of Housing and Urban Development pursuant to the federal National Manufactured Housing Construction and Safety Standards Act of 1974 (Public Law 93-383).

[(13)] *“Fire Marshal” means the State Fire Marshal.*

[(14)] (12) “Imminent safety hazard” means an imminent and unreasonable risk of death or severe personal injury.

[(15)] (13) “Insignia of compliance” means the HUD label for a manufactured dwelling.

[(16)] (14) “Inspecting authority” or “inspector” means the Director of the Department of Consumer and Business Services or representatives as appointed or authorized to administer and enforce provisions of ORS [446.111, 446.160, 446.176] **446.003 to 446.200**, 446.225 to 446.285, 446.310 to 446.350[, and 446.990 [and this section].

[(17)] (15) “Installation” in relation to:

(a) Construction means the arrangements and methods of construction, fire and life safety, electrical, plumbing and mechanical equipment and systems within a manufactured dwelling.

(b) Siting means the manufactured dwelling and cabana foundation support and tiedown, the structural, fire and life safety, electrical, plumbing and mechanical equipment and material connections and the installation of skirting and temporary steps.

[(18)] (16) “Installer” means any individual licensed by the director to install, set up, connect, hook up, block, tie down, secure, support, install temporary steps for, install skirting for or make electrical, plumbing or mechanical connections to manufactured dwellings or cabanas or who provides consultation or supervision for any of these activities, except architects registered under ORS 671.010 to 671.220 or engineers registered under ORS 672.002 to 672.325.

[(19)] (17) “Listed” means equipment or materials included in a list, published by an organization concerned with product evaluation acceptable to the department that maintains periodic inspection of production of listed equipment or materials, and whose listing states either that the equipment or materials meets appropriate standards or has been tested and found suitable in a specified manner.

[(20)] (18) “Lot” means any space, area or tract of land, or portion of a manufactured dwelling park, mobile home park or recreation park that is designated or used for occupancy by one manufactured dwelling.

[(21)(a)] (19)(a) “Manufactured dwelling” means a residential trailer, mobile home or manufactured home.

(b) “Manufactured dwelling” does not include any building or structure constructed to conform to the State of Oregon Structural Specialty Code, the Low-Rise Residential Dwelling Code adopted pursuant to ORS 455.020 or 455.610 or the Small Home Specialty Code adopted under section 2, chapter 401, Oregon Laws 2019.

[(22)(a)] (20)(a) “Manufactured dwelling park” means any place where four or more manufactured dwellings or prefabricated structures, as defined in ORS 455.010, that are relocatable and more

than eight and one-half feet wide, are located within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent or lease space or keep space for rent or lease to any person for a charge or fee paid or to be paid for the rental or lease or use of facilities or to offer space free in connection with securing the trade or patronage of such person.

(b) "Manufactured dwelling park" does not include a lot or lots located within a subdivision being rented or leased for occupancy by no more than one manufactured dwelling per lot if the subdivision was approved by the local government unit having jurisdiction under an ordinance adopted pursuant to ORS 92.010 to 92.192.

[(23)(a)] **(21)(a)** "Manufactured home," except as provided in paragraph (b) of this subsection, means a structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed in accordance with federal manufactured housing construction and safety standards and regulations in effect at the time of construction.

(b) For purposes of implementing any contract pertaining to manufactured homes between the department and the federal government, "manufactured home" has the meaning given the term in the contract.

[(24)] **(22)** "Manufacturer" means any person engaged in manufacturing, building, rebuilding, altering, converting or assembling manufactured dwellings or equipment.

[(25)] **(23)** "Manufacturing" means the building, rebuilding, altering or converting of manufactured dwellings that bear or are required to bear an Oregon insignia of compliance.

[(26)] **(24)** "Minimum safety standards" means the plumbing, mechanical, electrical, thermal, fire and life safety, structural and transportation standards prescribed by rules adopted by the director.

[(27)] **(25)** "Mobile home" means a structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed between January 1, 1962, and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction.

[(28)] **(26)** "Mobile home park":

(a) Means any place where four or more manufactured dwellings, recreational vehicles as defined in ORS 174.101, or a combination thereof, are located within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person for a charge or fee paid or to be paid for the rental or use of facilities or to offer space free in connection with securing the trade or patronage of such person.

(b) Does not include a lot or lots located within a subdivision being rented or leased for occupancy by no more than one manufactured dwelling per lot if the subdivision was approved by the municipality unit having jurisdiction under an ordinance adopted pursuant to ORS 92.010 to 92.192.

[(29)] **(27)** "Municipality" means a city, county or other unit of local government otherwise authorized by law to enact codes.

[(30)] **(28)** "Residential trailer" means a structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed before January 1, 1962.

[(31)] **(29)** "Sale" means rent, lease, sale or exchange.

[(32)] **(30)** "Skirting" means a weather resistant material used to enclose the space below a manufactured dwelling.

[(33)] **(31)** "Tiedown" means any device designed to anchor a manufactured dwelling securely to the ground.

[(34)] *"Transitional housing accommodations" means accommodations described under ORS 197.746.*

[(35)] **(32)** "Utilities" means the water, sewer, gas or electric services provided on a lot for a manufactured dwelling.

SECTION 18. ORS 446.003, as amended by section 1b, chapter 422, Oregon Laws 2019, and section 7, chapter 260, Oregon Laws 2021, is amended to read:

446.003. As used in ORS 446.003 to 446.200 and 446.225 to 446.285, [and for the purposes of ORS chapters 195, 196, 197, 215 and 227, the following definitions apply,] unless the context requires otherwise[,] or unless administration and enforcement by the State of Oregon under the existing or revised National Manufactured Housing Construction and Safety Standards Act would be adversely affected[, and except as provided in ORS 197.746 or 446.007]:

(1) “Accessory building or structure” means any portable, demountable or permanent structure established for use of the occupant of the manufactured dwelling and as further defined by rule by the Director of the Department of Consumer and Business Services.

(2)(a) “Alteration” means any change, addition, repair, conversion, replacement, modification or removal of any equipment or installation that may affect the operation, construction or occupancy of a manufactured dwelling.

(b) “Alteration” does not include:

(A) Minor repairs with approved component parts;

(B) Conversion of listed fuel-burning appliances in accordance with the terms of their listing;

(C) Adjustment and maintenance of equipment; or

(D) Replacement of equipment or accessories in kind.

(3) “Approved” means approved, licensed or certified by the Department of Consumer and Business Services or its designee.

[4] “Board” means the Residential and Manufactured Structures Board.]

[5] (4) “Cabana” means a stationary, lightweight structure that may be prefabricated, or demountable, with two or more walls, used adjacent to and in conjunction with a manufactured dwelling to provide additional living space.

[6] (5) “Certification” means an evaluation process by which the department verifies a manufacturer’s ability to produce manufactured dwellings to the department rules and to the department approved quality control manual.

[7] (6) “Dealer” means any person engaged in the business of selling, leasing or distributing manufactured dwellings or equipment, or both, primarily to persons who in good faith purchase or lease manufactured dwellings or equipment, or both, for purposes other than resale.

[8] (7) “Department” means the Department of Consumer and Business Services.

[9] (8) “Director” means the Director of the Department of Consumer and Business Services.

[10] (9) “Distributor” means any person engaged in selling and distributing manufactured dwellings or equipment for resale.

[11] (10) “Equipment” means materials, appliances, subassembly, devices, fixtures, fittings and apparatuses used in the construction, plumbing, mechanical and electrical systems of a manufactured dwelling.

[12] (11) “Federal manufactured housing construction and safety standard” means a standard for construction, design and performance of a manufactured dwelling promulgated by the Secretary of Housing and Urban Development pursuant to the federal National Manufactured Housing Construction and Safety Standards Act of 1974 (Public Law 93-383).

[13] “Fire Marshal” means the State Fire Marshal.]

[14] (12) “Imminent safety hazard” means an imminent and unreasonable risk of death or severe personal injury.

[15] (13) “Insignia of compliance” means the HUD label for a manufactured dwelling.

[16] (14) “Inspecting authority” or “inspector” means the Director of the Department of Consumer and Business Services or representatives as appointed or authorized to administer and enforce provisions of ORS [446.111, 446.160, 446.176] **446.003 to 446.200**, 446.225 to 446.285, 446.310 to 446.350[,] **and** 446.990 [and this section].

[17] (15) “Installation” in relation to:

(a) Construction means the arrangements and methods of construction, fire and life safety, electrical, plumbing and mechanical equipment and systems within a manufactured dwelling.

(b) Siting means the manufactured dwelling and cabana foundation support and tiedown, the structural, fire and life safety, electrical, plumbing and mechanical equipment and material connections and the installation of skirting and temporary steps.

[(18)] **(16)** “Installer” means any individual licensed by the director to install, set up, connect, hook up, block, tie down, secure, support, install temporary steps for, install skirting for or make electrical, plumbing or mechanical connections to manufactured dwellings or cabanas or who provides consultation or supervision for any of these activities, except architects registered under ORS 671.010 to 671.220 or engineers registered under ORS 672.002 to 672.325.

[(19)] **(17)** “Listed” means equipment or materials included in a list, published by an organization concerned with product evaluation acceptable to the department that maintains periodic inspection of production of listed equipment or materials, and whose listing states either that the equipment or materials meets appropriate standards or has been tested and found suitable in a specified manner.

[(20)] **(18)** “Lot” means any space, area or tract of land, or portion of a manufactured dwelling park, mobile home park or recreation park that is designated or used for occupancy by one manufactured dwelling.

[(21)(a)] **(19)(a)** “Manufactured dwelling” means a residential trailer, mobile home or manufactured home.

(b) “Manufactured dwelling” does not include any building or structure constructed to conform to the State of Oregon Structural Specialty Code or the Low-Rise Residential Dwelling Code adopted pursuant to ORS 455.020, 455.610 or 455.616.

[(22)(a)] **(20)(a)** “Manufactured dwelling park” means any place where four or more manufactured dwellings or prefabricated structures, as defined in ORS 455.010, that are relocatable and more than eight and one-half feet wide, are located within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent or lease space or keep space for rent or lease to any person for a charge or fee paid or to be paid for the rental or lease or use of facilities or to offer space free in connection with securing the trade or patronage of such person.

(b) “Manufactured dwelling park” does not include a lot or lots located within a subdivision being rented or leased for occupancy by no more than one manufactured dwelling per lot if the subdivision was approved by the local government unit having jurisdiction under an ordinance adopted pursuant to ORS 92.010 to 92.192.

[(23)(a)] **(21)(a)** “Manufactured home,” except as provided in paragraph (b) of this subsection, means a structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed in accordance with federal manufactured housing construction and safety standards and regulations in effect at the time of construction.

(b) For purposes of implementing any contract pertaining to manufactured homes between the department and the federal government, “manufactured home” has the meaning given the term in the contract.

[(24)] **(22)** “Manufacturer” means any person engaged in manufacturing, building, rebuilding, altering, converting or assembling manufactured dwellings or equipment.

[(25)] **(23)** “Manufacturing” means the building, rebuilding, altering or converting of manufactured dwellings that bear or are required to bear an Oregon insignia of compliance.

[(26)] **(24)** “Minimum safety standards” means the plumbing, mechanical, electrical, thermal, fire and life safety, structural and transportation standards prescribed by rules adopted by the director.

[(27)] **(25)** “Mobile home” means a structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed between January 1, 1962, and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction.

[(28)] **(26)** “Mobile home park”:

(a) Means any place where four or more manufactured dwellings, recreational vehicles as defined in ORS 174.101, or a combination thereof, are located within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person for a charge or fee paid or to be paid for the rental or use of facilities or to offer space free in connection with securing the trade or patronage of such person.

(b) Does not include a lot or lots located within a subdivision being rented or leased for occupancy by no more than one manufactured dwelling per lot if the subdivision was approved by the municipality unit having jurisdiction under an ordinance adopted pursuant to ORS 92.010 to 92.192.

[29] (27) "Municipality" means a city, county or other unit of local government otherwise authorized by law to enact codes.

[30] (28) "Residential trailer" means a structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed before January 1, 1962.

[31] (29) "Sale" means rent, lease, sale or exchange.

[32] (30) "Skirting" means a weather resistant material used to enclose the space below a manufactured dwelling.

[33] (31) "Tiedown" means any device designed to anchor a manufactured dwelling securely to the ground.

[34] "Transitional housing accommodations" means accommodations described under ORS 197.746.]

[35] (32) "Utilities" means the water, sewer, gas or electric services provided on a lot for a manufactured dwelling.

SECTION 19. ORS 446.007 is repealed.

SECTION 20. ORS 458.352 is amended to read:

458.352. (1) As used in this section:

(a) "Average income" means an income that complies with income restrictions determined at the advice and consent of the Oregon Housing Stability Council, but not to exceed the greater of 100 percent of the statewide or local area median income adjusted for household size as determined annually by the Housing and Community Services Department using United States Department of Housing and Urban Development information.

(b) "Manufactured dwelling park" has the meaning given that term in ORS 446.003.

[b] (c) "Nonprofit corporation" means a corporation that is exempt from income taxes under section 501(c)(3) or (4) of the Internal Revenue Code as amended and in effect on December 31, 2016.

(2) The Housing and Community Services Department shall provide one or more loans to nonprofit corporations to create manufactured dwelling park preservation programs that invest in, and provide loans for, the preservation and affordability of manufactured dwelling parks in this state, including through:

(a) The repair or reconstruction of parks destroyed by natural disasters; or

(b) The acquisition and development of land for parks or for the expansion of parks in areas that have been affected by a natural disaster.

(3) To be eligible for a loan under this section, a nonprofit corporation shall demonstrate to the satisfaction of the department that the nonprofit corporation:

(a) Is a community development financial institution operating statewide to support investment in, and acquisition, renovation and construction of, affordable housing;

(b) Has the ability and capacity to provide the services and reporting required of the program described in subsections (4) and (6) of this section; and

(c) Meets other requirements established by the department regarding financial risk and availability or accessibility of additional resources.

(4) An eligible nonprofit corporation, with input from the department, shall develop a manufactured dwelling park preservation program that:

(a) Invests in, and loans funds to, other nonprofit corporations, housing authorities, manufactured dwelling park nonprofit cooperatives as defined in ORS 62.803, local units of government as

defined in ORS 466.706, agencies as defined in ORS 183.310, or any entity in which a nonprofit corporation has a controlling share, to:

(A) Purchase or refinance manufactured dwelling parks that will maintain the parks as parks long term; or

(B) Develop, expand, repair or reconstruct parks destroyed by natural disasters;

(b) Emphasizes, when providing loans under paragraph (a) of this subsection, the financing of parks whose residents are predominantly members of households with income less than average income; and

(c) Preserves the affordability of the park space rent to park tenants who are members of households with income less than average income.

(5) An eligible nonprofit corporation shall create a park preservation account to be used by the nonprofit corporation for the manufactured dwelling park preservation program and shall deposit the moneys loaned by the department into the account.

(6) An eligible nonprofit corporation shall ensure that all financial activities of the program are paid from and into the park preservation account created under subsection (5) of this section. Each nonprofit corporation shall report to the department no less than semiannually, showing the expenses and incomes of the park preservation account and the results of the manufactured dwelling park preservation program.

(7) A loan made by the department under this section:

(a) May require the nonprofit corporation to pay interest.

(b) May not require the nonprofit corporation to make any loan payments before the maturity date of the loan.

(c) Must have a maturity date of no later than September 15, 2036.

(d) May have its maturity date extended by the department.

(e) Shall have all or part of the unpaid balance forgiven by the department in an amount not to exceed the losses incurred on investments or loans made by the nonprofit corporation under subsection (4)(a) of this section.

(f) May include such agreements by the nonprofit corporation practical to secure the loan made by the department and to accomplish the purposes of the program described in subsection (4) of this section.

(8) The department or the State Treasurer shall deposit moneys received in servicing the loan into the General Housing Account of the Oregon Housing Fund created under ORS 458.620.

SECTION 21. ORS 458.358 is amended to read:

458.358. (1) The Housing and Community Services Department shall establish a program to provide grants to persons for safely decommissioning and disposing of a manufactured dwelling [*as defined in ORS 446.003*].

(2) The department may award grants under the program only to a person that is:

(a)(A) An individual who owns a manufactured dwelling sited:

(i) In a manufactured dwelling park that has registered with the department and either has entered into a regulatory agreement with the department or is negotiating a regulatory agreement that is at least partially conditioned upon the replacement of the dwelling;

(ii) On land owned by the individual; or

(iii) On land being purchased by the individual under a land sale contract as defined in ORS 18.960; or

(B) An entity described in paragraph (b)(B) of this subsection that has a controlling interest, including a controlling interest in a general partner of a limited partnership, in:

(i) The manufactured dwelling; or

(ii) A manufactured dwelling park where the manufactured dwelling slated for disposal is sited; and

(b)(A) An individual who is a member of a household with income that complies with income restrictions determined at the advice and consent of the Oregon Housing Stability Council, and not exceeding the greater of 100 percent of the statewide or local area median income adjusted for

household size as determined annually by the Housing and Community Services Department using United States Department of Housing and Urban Development information; or

(B) A nonprofit corporation as defined in ORS 317.097, a manufactured dwelling park nonprofit cooperative as defined in ORS 62.803, a housing authority as defined in ORS 456.005, a local unit of government as defined in ORS 466.706 or a state governmental entity.

(3) Grants awarded under the program may not exceed \$15,000 or the cost of decommissioning and disposing of the manufactured dwelling.

(4) The Oregon Housing Stability Council may establish priorities for the evaluation of grant applications and shall consider prioritizing grant awards:

(a) For the safe remediation of dwellings with environmental and public health hazards and risks, including asbestos, lead paint and mold;

(b) To owners from low income households; and

(c) For the decommissioning of manufactured dwellings that are older or less resource and energy efficient.

UNIT CAPTIONS

SECTION 22. The unit captions used in this 2022 Act are provided only for the convenience of the reader and do not become part of the statutory law of this state or express any legislative intent in the enactment of this 2022 Act.

EMERGENCY CLAUSE

SECTION 23. This 2022 Act being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this 2022 Act takes effect on its passage.

Passed by House February 14, 2022

Received by Governor:

Repassed by House March 2, 2022

.....M.,....., 2022

Approved:

.....
Timothy G. Sekerak, Chief Clerk of House

.....M.,....., 2022

.....
Dan Rayfield, Speaker of House

.....
Kate Brown, Governor

Passed by Senate February 28, 2022

Filed in Office of Secretary of State:

.....M.,....., 2022

.....
Peter Courtney, President of Senate

.....
Shemia Fagan, Secretary of State



Housing And Human Services Committee Minutes

April 23, 2026 REGULAR MEETING Minutes

Committee Members Present:	Council Liaison:
Noah Werthaiser	Bob Kaplan
Montana Hauser	Derek Sherrell
Dan Ruby	
John Maher	Staff Present:
Jim Dykstra	Linda Reid, Housing Program Manager
Ro Henigson-Kahn	
Sarah Shaw	SOU Liaison:
Committee Members Absent	Vacant
Ashley Laube	

I. **CALL TO ORDER:** 4:01 p.m.

II. **CONSENT AGENDA**

A. Approval of March 26, 2026, Minutes

Werthaiser/Dykstra, M/S to approve the Consent Agenda with changes. Voice Vote: Hauser, Maher, Dykstra, Kahn, Shaw, Ruby, Werthaiser: AYE. Motion passed 7-0.

III. **PUBLIC FORUM** – Rich Rohde spoke in favor of supporting the recommended changes.

IV. **NEW BUSINESS**

A. Manufactured Home Park Zone Draft Ordinance Overview and Discussion

The Committee heard an overview of the process and recommended changes for developing a manufactured home park zone ordinance, from 3-J consulting. Shaw/Ruby M/S is forwarding a recommendation that supports the code changes as presented, and to not include the Upper Pines in the Manufactured Home Zone Ordinance.

Shaw/Ruby M/S is forwarding a recommendation that supports the code changes as presented, and not to include the Upper Pines in the Manufactured Home Zone Ordinance because of its inclusion in the CFEC . Voice Vote: Hauser, Maher, Dykstra, Kahn, Shaw, Ruby, Werthaiser: AYE. Motion passed 4-0.





Housing And Human Services Committee Minutes

B. New Member Introductions

Three new members have been appointed to the committee. Committee members, Council Liaisons, and Staff provided a brief introduction and welcomed the new members.

C. Review and Revise Social Service Grant Criteria

Timeline for completion of the SS grant Strategic Plan was discussed. It was agreed that this activity would be added to the annual work plan in November to be completed prior to the next grant cycle, but in the short-term Reid will put together a draft reporting form to include with the current contracts to encourage reporting by grant recipients.

V. UNFINISHED BUSINESS

A. Brief Discussion item: 2026 Community Resource Fair Event

Vice Chair Hauser gave a brief update, Bellview Grange was decided to be the final location for the event. It was decided that the event would be moved to September 10th, which is a Thursday and will coincide with the end of the school day to encourage attendance by families with school-age children. The start time has been moved to 2:30 providing a half hour for and that the Committee should reserve the Community Center and explore the viability of the Bellview Grange for a potential location.

B. Equitable Housing Plan Updates: The Committee had a brief discussion about the next steps in the process for developing an equitable housing plan. The Committee needs two volunteers to serve with two Social Equity and Racial Justice Advisory Committee volunteers to form a work group. The Committee decided to wait until all of the Committee members were present to seek workgroup volunteers.

VI. INFORMATIONAL ITEMS

A. Liaison Reports

B. General Announcements

VII. AGENDA BUILDING – Future Meetings

VIII. ADJOURNMENT: 6.10 p.m.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please email linda.reid@ashland.or.us. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1).



Ashland Manufactured Housing Survey

Welcome!

This survey asks for your feedback on proposed updates to Ashland's development code related to manufactured home parks.

The proposed changes aim to:

- **Support housing affordability**
- **Improve park design and flexibility**
- **Protect residents and tenants**

Below you will find summaries of the proposed updates. Please review each summary and share your thoughts. If you would like to view the detailed code recommendations and changes, please [review the code matrix](#).

There are eight questions in total. Two general questions are located on this page, while each survey question regarding the concepts has it's own page. The survey will take between 5 and 10 minutes of your time, thank you!

1. What is your experience with manufactured home parks in Ashland?

- I live in a park
- I know someone who lives in a park
- I live near a park
- I am not familiar with manufactured home parks in Ashland

2. Would you support creating a protective zoning designation for manufactured home parks in Ashland?

- Yes
- No
- Not sure

Ashland Manufactured Housing Survey

Park Design

Proposal:

- **Allow for more dwelling units and a variety of housing types in Manufactured Home Parks (manufactured homes, recreational vehicles, prefabricated homes).**
- **Allow for more flexibility for home placement.**

3. Do you support these Park Design concepts?

Yes

No

Is there anything else that we should consider?

Ashland Manufactured Housing Survey

Park Landscaping & Open Space

Proposal:

- **Maintain current open space standards.**
- **Increase the amount of landscaped areas.**

4. Do you support these Park Landscaping & Open Space concepts?

- Yes
- No
- Is there anything else that we should consider?

Ashland Manufactured Housing Survey

Home Size & Flexibility

Proposal:

- **Allow for a variety of home sizes.**
- **Allow two small homes on one lot.**

5. Do you support these Home Size & Flexibility concepts?

- Yes
- No
- Is there anything else that we should consider?

Ashland Manufactured Housing Survey

Community Spaces

Proposal:

- **Allow community spaces such as clubhouses, gathering spaces, laundry facilities, or recreation areas.**
- **Allow small commercial uses (such as retail, offices, or food service) through a conditional review process.**

6. Do you support these Community Spaces concepts?

Yes

No

Is there anything else that we should consider?

Ashland Manufactured Housing Survey

Nonconforming Parks

Proposal:

- **Allow manufactured home parks to apply for a Conditional Use Permit (CUP) to upgrade park features and infrastructure.**

7. Do you support this Nonconforming Parks concept?

- Yes
- No
- Is there anything else that we should consider?

Ashland Manufactured Housing Survey

Tenant Protections

Proposal:

- **Require manufactured home park sale notices and additional tenant protections.**
- **Require a relocation plan if a park is sold for redevelopment.**
- **Enforce anti-harassment protections for tenants.**

8. Do you support these Tenant Protections concepts?

- Yes
- No
- Is there anything else that we should consider?

Ashland Manufactured Housing Survey

Thank you!

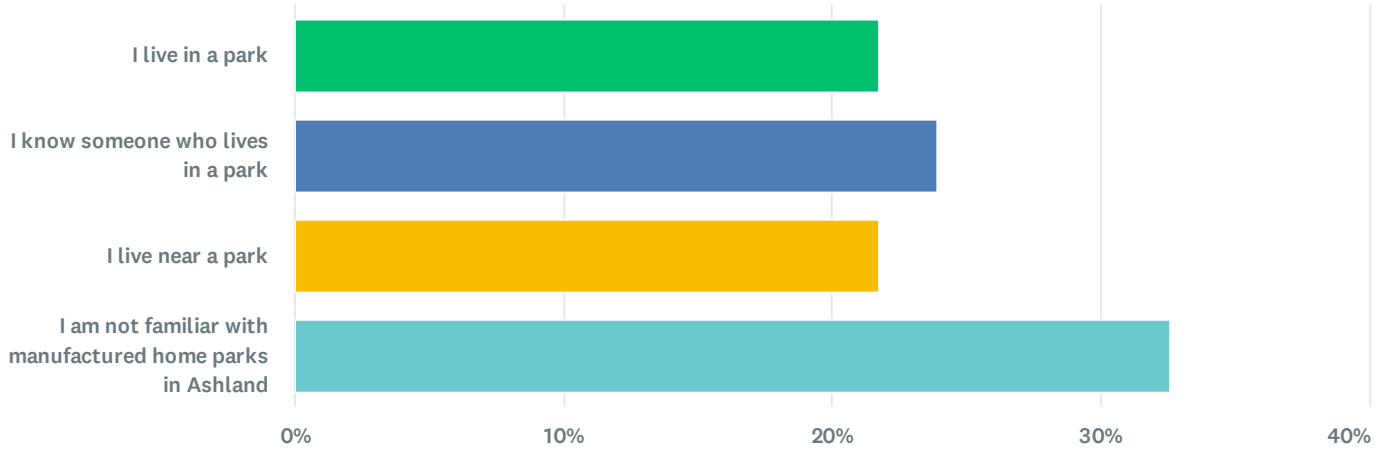
Thank you for taking the survey. Your input will be used to inform the final Manufactured Home Park code changes.

To stay updated on the code update process, please visit the [project webpage](#).

9. Is there anything else you would like to share about the Manufactured Home Park Code Project?

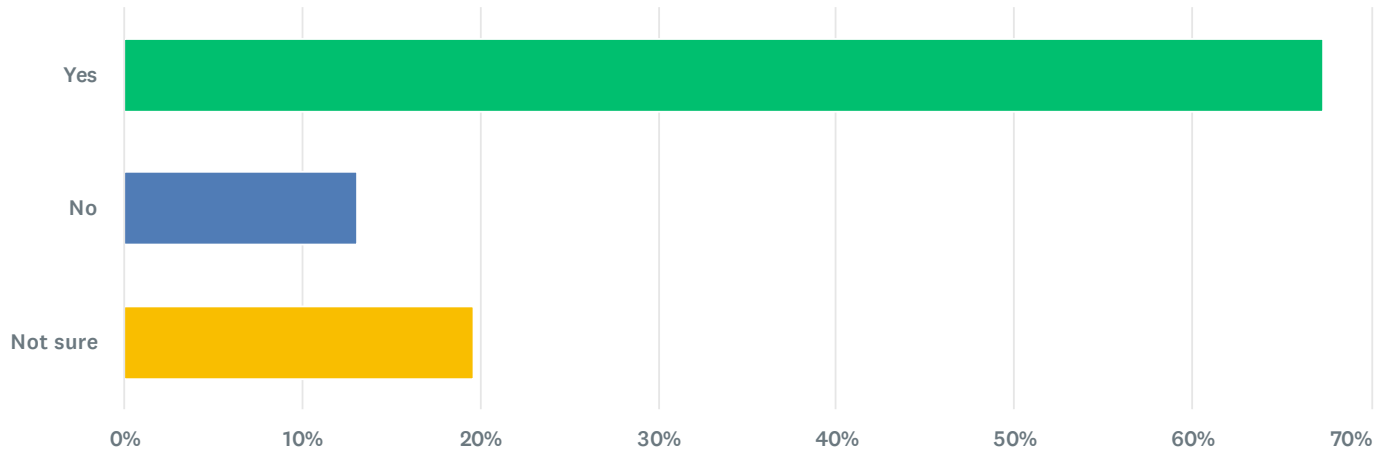
Q1 46 responses

What is your experience with manufactured home parks in Ashland?



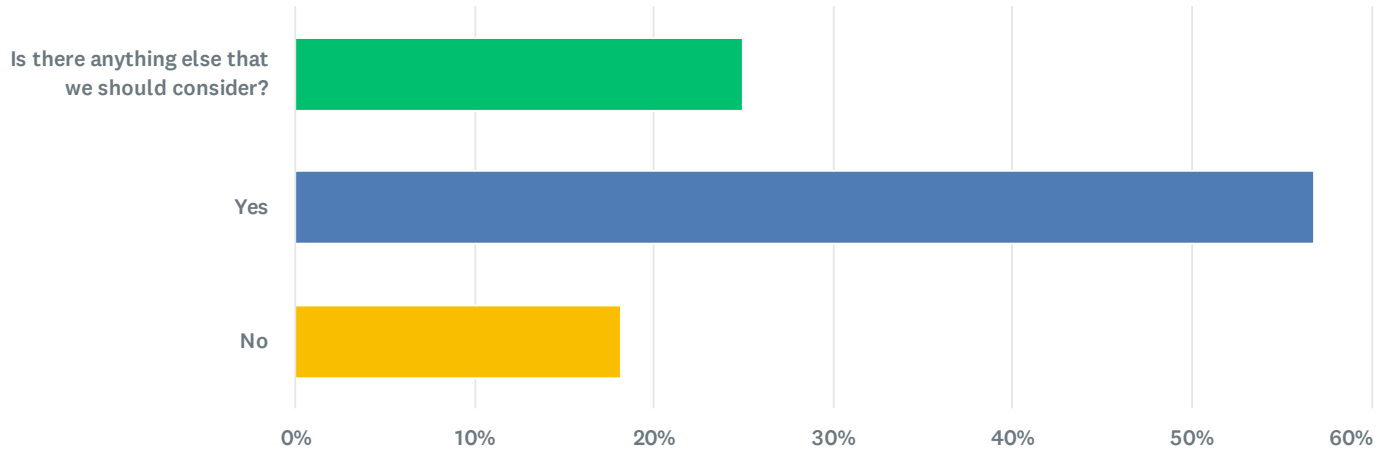
Q2 46 responses

Would you support creating a protective zoning designation for manufactured home parks in Ashland?



Q3 44 responses

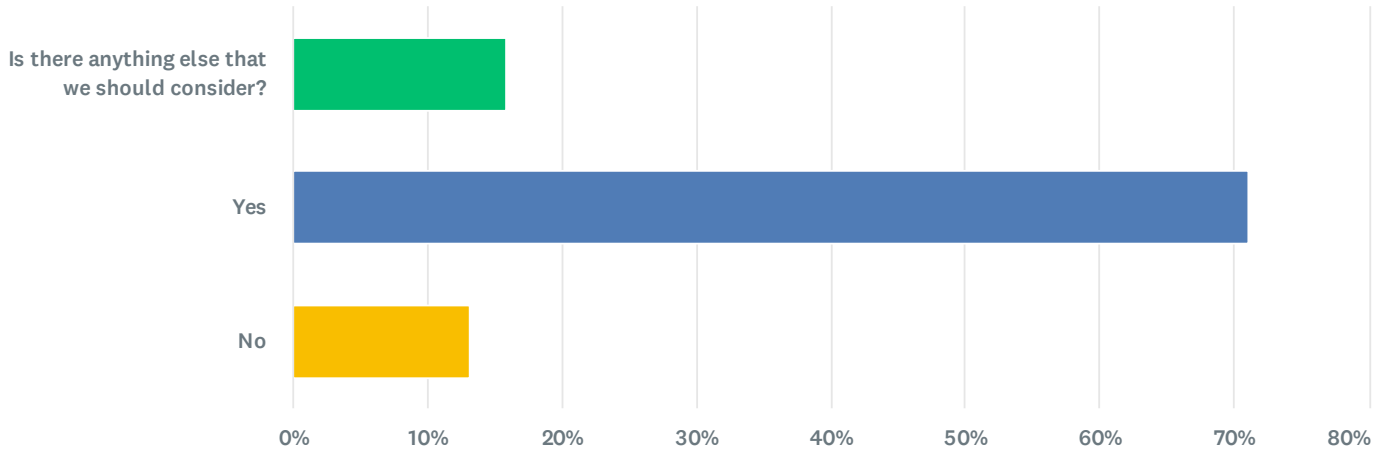
Do you support these Park Design concepts?



#	IS THERE ANYTHING ELSE THAT WE SHOULD CONSIDER?	DATE
1	Add some incentives so park owners and residents can add landscaping to beautify their properties	5/30/2026 5:02 PM
2	Consider supporting the development of resident-led advisory boards to determine reasonable standards of inclusion of housing variety	5/30/2026 12:55 PM
3	I love the park I live in and do not want it to change, because I believe it will surely drive out the low-income residents, so developers and make more money--like they did in Talent and Phoenix after the fire.	5/25/2026 1:56 PM
4	Requiring planting of trees and areas of drought resistane vegetation and NOT permmiting large areas of stones and pebbles and gravel	5/18/2026 7:54 AM
5	Possibly allow more units, but don't stack them right next to each other like the Pines.	5/15/2026 7:49 PM
6	tiny houses	5/9/2026 6:16 PM
7	I agree with flexibility for home placement but less units to provide wider spaces between units.	5/9/2026 8:01 AM
8	I think it should only include Manufactured homes and prefabricated homes. RV's would create transient residents that would impeded the development of a cohesive community.	5/8/2026 7:32 PM
9	I think the design should only include manufactured homes and prefabricaed homes	5/8/2026 7:26 PM
10	Mini homes, and unconventional construction like the "printer" option	5/7/2026 2:33 PM
11	also, zoning to protect existing parks from being taken over or converted to higher income rental properties	5/7/2026 12:45 PM

Q4 38 responses

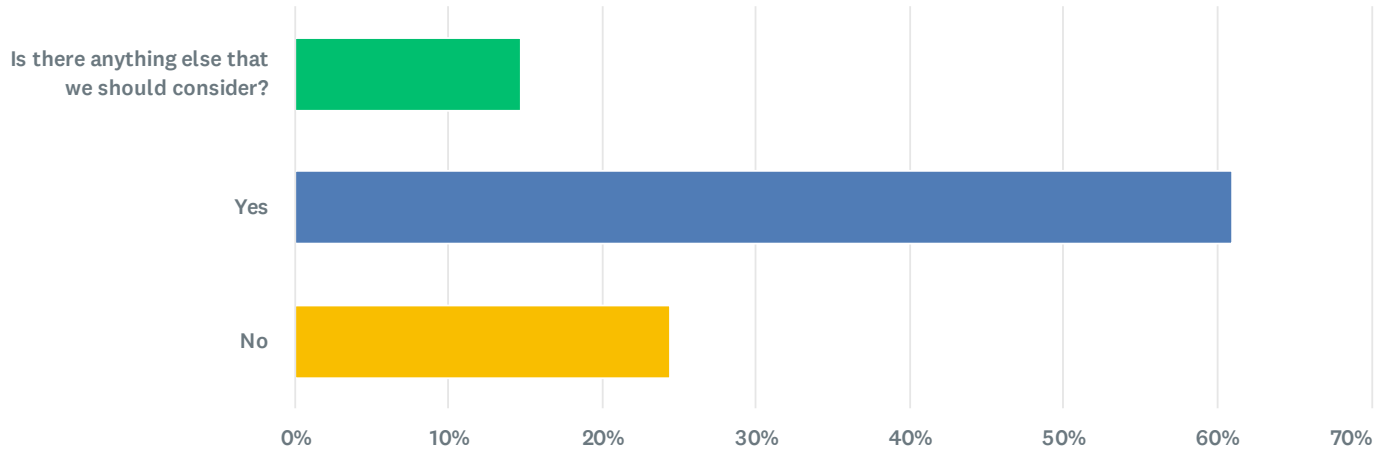
Do you support these Park Landscaping & Open Space concepts?



#	IS THERE ANYTHING ELSE THAT WE SHOULD CONSIDER?	DATE
1	Open space standards and amount of landscaped areas should be determined through resident and owner consensus to maximize resident safety, accessibility and cost-effectiveness rather than blanket standards.,	5/30/2026 12:57 PM
2	Nauvoo already has plenty of beautiful open space.	5/25/2026 1:57 PM
3	REQUIRE TREES	5/18/2026 7:55 AM
4	Who pays for the landscaping? How does preserving open space affect space for affordable housing? I can't answer this question yes or no since I don't have enough information.	5/17/2026 9:12 PM
5	Leave existing mature trees and some shrubs, water features. Large percentage of open space.	5/15/2026 5:59 PM
6	Hard to answer without knowing details. I support having open space and landscaped areas, but not to the extent of limiting the amount of housing more than the current standards.	5/8/2026 11:26 AM

Q5 41 responses

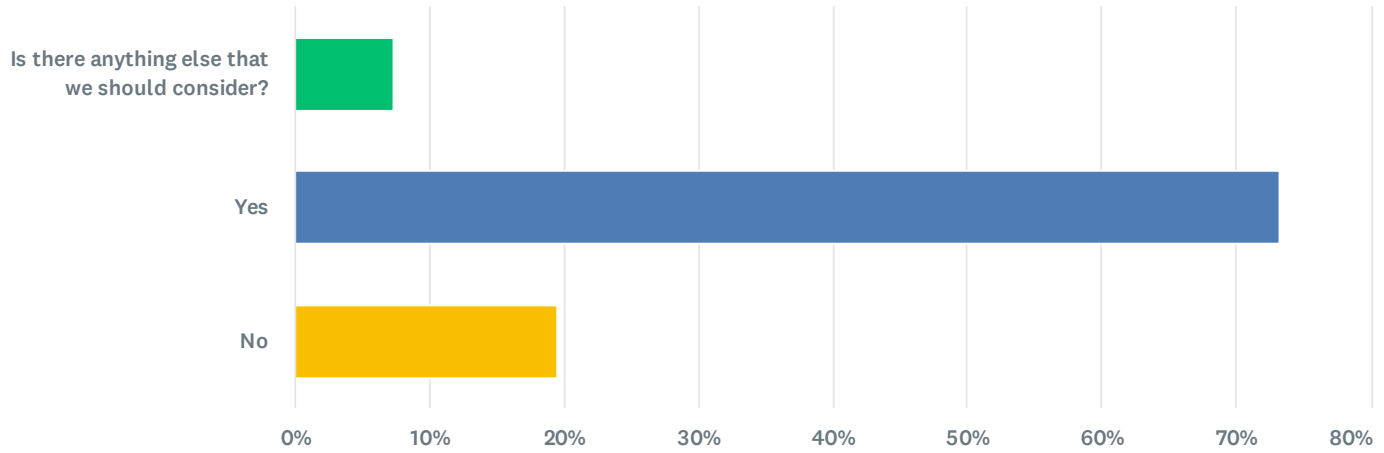
Do you support these Home Size & Flexibility concepts?



#	IS THERE ANYTHING ELSE THAT WE SHOULD CONSIDER?	DATE
1	Vague question. How small is small? Yes, house size must vary - commo sensen	5/18/2026 7:56 AM
2	love thy neighbor!	5/15/2026 5:59 PM
3	I support a variety of sizes bit not 2nhome in one space	5/9/2026 2:28 PM
4	Seniors vs families with children	5/9/2026 8:03 AM
5	Putting 2 homes on a lot would depend on the size of the lots and the size of the homes	5/8/2026 7:33 PM
6	I like the idea of two small homes, but I have a large lot. If my lot were broken in half, I would lose tremendous re-sale value. If the tiny home were under my control, it would enhance the value of my property.	5/7/2026 2:35 PM

Q6 41 responses

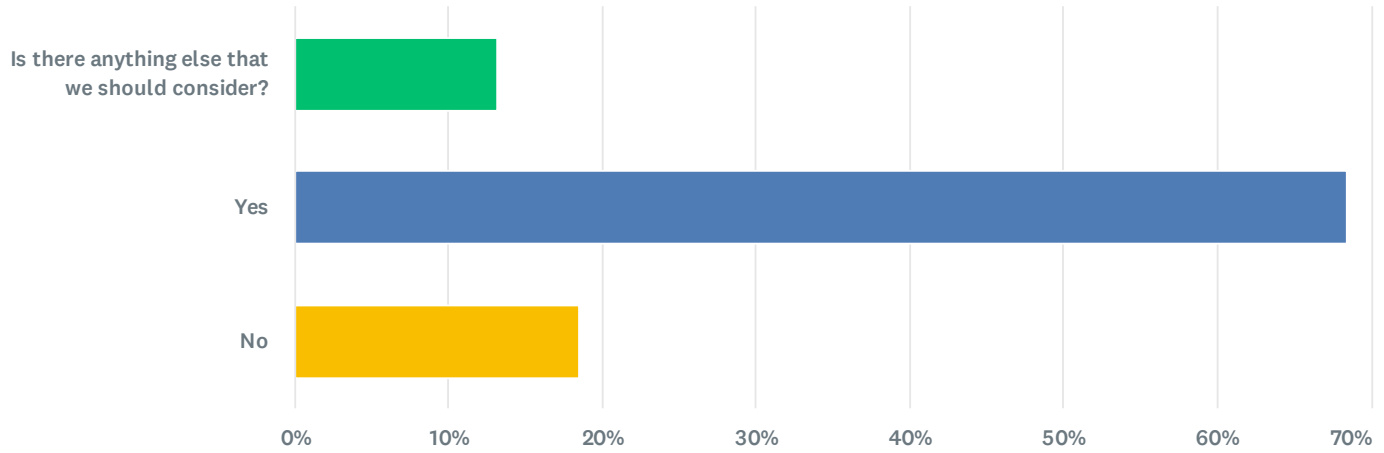
Do you support these Community Spaces concepts?



#	IS THERE ANYTHING ELSE THAT WE SHOULD CONSIDER?	DATE
1	Commercial is questionable. This notareasonable question and too broad to give good feedback.	5/18/2026 7:58 AM
2	I don't think commercial spaces should be in trailer parks. The parks are people's homes. How would you like to have a shop set up in your home that makes money for a vendor?	5/10/2026 2:54 PM
3	Most parks already have one or more of these in the first paragraph. The commercial option feels troublesome, but I don't know why.	5/7/2026 2:36 PM

Q7 38 responses

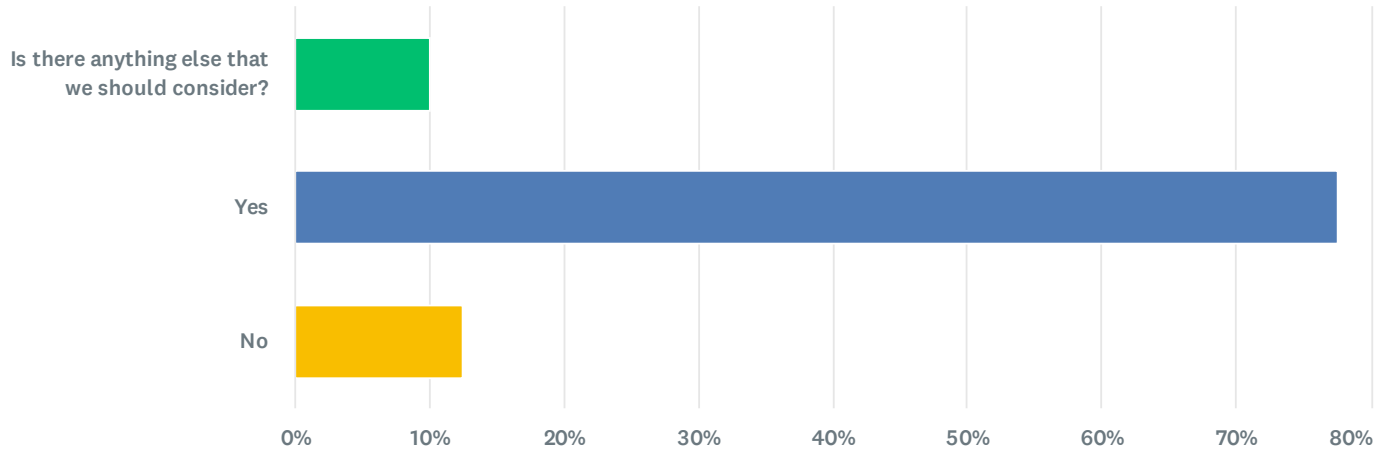
Do you support this Nonconforming Parks concept?



#	IS THERE ANYTHING ELSE THAT WE SHOULD CONSIDER?	DATE
1	I support allowing, but not requiring, unless it's a safety factor for the residents.	5/28/2026 11:30 AM
2	City of Ashland permits are brutal and expensive, infinitely time-consuming and this looks like another way for the City to force the City to pay for the City to extort more money and control over the possible good idea of non-conforming housing.	5/18/2026 8:05 AM
3	I don't know the meaning of a nonconforming park. I do not have enough information to answer this question.	5/17/2026 9:14 PM
4	it's not clear what you're asking. is there already a non-conforming use and the conditional use permit brings that into compliance, or is it about changes to the park. generally I'm for making things flexible for people	5/9/2026 6:19 PM
5	I don't understand the full ramifications of this proposal. e.g., Who pays for it?	5/7/2026 2:37 PM

Q8 40 responses

Do you support these Tenant Protections concepts?



#	IS THERE ANYTHING ELSE THAT WE SHOULD CONSIDER?	DATE
1	<p>We support but have concerns. First, extending the state statutory 14-day first right of refusal to 120 days is an extreme difference that could produce unintended consequences for both owners and tenants. We agree that allowing tenants more than 14 days to organize and make an offer would be beneficial, but 120 days is the extreme end of the spectrum and could actually cause potential offers to fall through and/or prevent offers from being made in the first place. If an owner is selling the property due to financial hardship, not being able to sell the property in a timely manner could hurt the tenants in the long run if they are unable to purchase the property and the owner is forced to close and relocate them. A 30-day timeframe would be advisable and definitely no more than 60 days. Our second and most significant concern involves the proposed language regarding tenant relocation in the event of a park closure or conversion. As drafted, this section raises several implementation questions that suggest it may not yet be thoroughly vetted, and vests considerable discretionary authority in the City over a process to which it is not a direct party— creating potential for delays that could ultimately harm the very tenants the Council seeks to protect. We respectfully ask the Council to consider the following:</p> <ul style="list-style-type: none"> • Will the City be providing a standardized template for the relocation plan? • Who determines whether or not a relocation coordinator is required? The language says “may require,” but what is the criteria for determining if it is or isn’t required? • If a relocation coordinator is required, is there a cost? If yes, who pays for it? • What if there are other factors at play that are determining the date of the closure of the park other than the City’s approval? Item D under the relocation plan section says it may not close until the City approves it, but the City may not be the only factor at play. For example, if an owner is going through bankruptcy, the courts may have already declared a closure date for the park. Taken together, these questions point to a need for greater specificity before the relocation provisions can function as intended. This leads to our third and final concern, which is that the proposed penalties are substantial and punitive, even in circumstances where the closure is not the owner’s choice or within their control. The proposed language states that any violation of this chapter shall constitute a civil violation subject to penalties under the Ashland Municipal Code, and that each affected household shall constitute a separate violation. In a park with dozens of households, this structure could expose an owner to substantial cumulative liability, even in circumstances where the closure is not their choice or within their control. In situations driven by financial distress, legal proceedings, or other external factors, penalties of this magnitude risk producing outcomes that are neither fair nor consistent with the Council’s perceived intent of the language. 	5/28/2026 11:32 AM
2	Regular rent increases are too often unreasonable	5/18/2026 8:07 AM
3	Generally these are good, but again, I don’t understand the full ramifications of it. e.g., How	5/7/2026 2:38 PM

Ashland Manufactured Housing Survey

long a notice of sale? What kind of relocation plan? There are a lot of "iffy" things in this.

4

do not allow "redevelopment" of existing parks

5/7/2026 12:47 PM

Q9 Is there anything else you would like to share about the Manufactured Home Park Code Project?

Answered: 17 Skipped: 29

#	RESPONSES	DATE
1	While the code changes are excellent in theory, it is important to ensure that there is adequate support for resources to be made available for residents so that they can be informed and empowered to pursue the option to purchase	5/30/2026 1:01 PM
2	Thank you 😊	5/30/2026 7:22 AM
3	On behalf of the Rogue Valley Association of REALTORS, we share the Council's commitment to protecting tenants and preserving affordable housing in Ashland, and we believe that balance is achievable. The concerns outlined above are offered in that spirit: to ensure the final ordinance is clear, workable, and protective of the residents it intends to serve without creating unintended consequences for the owners who make that housing possible. As representatives for many of the property owners and consumers of real estate services in Ashland, including those in manufactured home parks, we ask that we be granted standing in any public process you undergo. As you review and consider any proposals, please consider us as a resource, willing to offer our assistance and insights about how proposed changes might impact housing supply and property rights. As REALTORS®, we are intimately acquainted with both residential and commercial properties and the rights and usage expectations that the owners and tenants of those properties have. We would be privileged to assist in any way necessary and to answer questions you may have.	5/28/2026 11:33 AM
4	Please leave the existing parks alone. (Wingspread and Tolman Creek Park).	5/21/2026 7:59 PM
5	Leave the existing parks alone	5/21/2026 12:00 PM
6	This would help Ashland be more affordable for its working class.	5/18/2026 7:49 AM
7	Allow tenants to band together to have first right of refusal if the park is put up for sale.	5/15/2026 7:52 PM
8	Let individual homeowners to choose exterior paint colors, roof colors.	5/15/2026 6:01 PM
9	It looks good, except for the part about have businesses selling things and providing services for a profit. It's people's homes. Commercial activity in one's home is disruptive to the feeling of home.	5/10/2026 2:56 PM
10	Manufactured Homes are one of the last affordable housing options. These parks are a crucial lifeline and their affordability must be preserved.	5/10/2026 8:34 AM
11	these are some of the most vulnerable people in our community, don't make it harder for them.	5/9/2026 6:21 PM
12	Work with CASA to develop owner coop parks 😊	5/8/2026 3:37 PM
13	No.	5/8/2026 1:15 PM
14	I encourage tenant or municipal ownership for any new or to be sold parks.	5/8/2026 11:48 AM
15	I strongly support efforts to build affordable manufactured home parks and to allow manufactured homes on any buildable lot in Ashland or in the county.	5/8/2026 11:28 AM
16	I am so grateful that we will be able to stay in our homes. Many of us are older, and moving is really tough.	5/7/2026 2:39 PM
17	thank you for preventing parks from being "redeveloped" as at Wingspread and possibly others, the setting and landscape cannot be replaced!	5/7/2026 12:49 PM

Public Comments

To Whom It May Concern,

5/31/2036

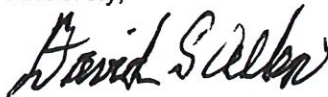
On May 29th I met with Brandon Goldman and his staff concerning the current usage of the property at 278 Idaho, Ashland Oregon, 97520. The current zoning is R2 and the Recreation Vehicle spaces have been grandfathered in. At the present time, there are 12 individual stick built buildings and 16 RV spaces. Sixty five percent of the income is generated by the individual stick built buildings. Thirty five percent of the income is generated by the RV spaces. The turn over rate of the RV spaces is fairly high and after checking our records only three RVs have been there longer than three years. Since the RVs have wheels and are less than 256 square feet they are quite mobile. It usually takes someone less than an hour to remove their RV from the park.

The property is very unique since it is situated in the middle of R1 zoning. It is close to town, public transportation and shopping. Many of the residents receive some public assistance. The property is a little over one acre and has 28 residences. We have been able to have affordable rents since the property has been in our family since 1972. Many of the people living in the park consider it a little Oasis in Ashland.

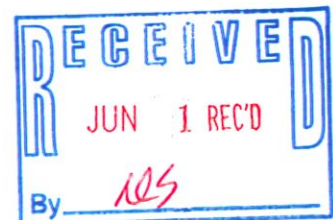
Enclosed are several photos to give a better understanding of the park.

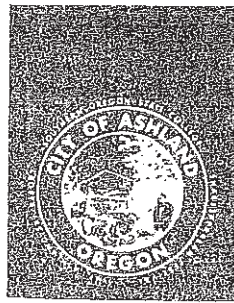
Both my brother and I are up in age and I turn 90 this year and hope who is making the decisions will leave the current zoning to give us and our heirs maximum flexibility with the use of the property. Thank you for your consideration.

Sincerely,



David S. Allen





July 23, 1993

David Allen
278 Idaho Street
Ashland, OR 97520

Re: Status of trailer park at 278 Idaho Street (391E09DB;
Tax Lot #8400)

Dear Mr. Allen:

The trailer park located at the above address was installed prior to the adoption of current City land use codes regarding such developments and does not conform with existing regulations. Consequently, the current number of trailers units and existing standard of site improvements are considered pre-existing non-conforming or "grandfathered". Existing units in the park can be removed and substituted with different units as long as the following conditions are adhered to:

1. The total number of trailer units in the park can not be increased.
2. The substitution of a trailer unit must involve an existing trailer location/pad. The relocation of an existing trailer to a new pad or construction of a new pad is not permitted.

I hope this clarifies this issue. Please let me know if you have any additional questions regarding this matter.

Sincerely,

Bill Molnar
Senior Planner
(503) 488-5305

541-552-2043 10:30 FRI
5/29/2026

CITY OF ASHLAND



CITY HALL

ASHLAND, OREGON 97520
telephone (code 503) 482-3211

September 21, 1993

Mr. Bruce Halverson
295 Idaho Street
Ashland, OR 97520

RE: Allen "Trailer Park" at 278 Idaho Street

Mr. Halverson:

Councilor Phil Arnold has asked that I write you a letter explaining the status of the non-conforming trailer park at 278 Idaho Street. This use was installed prior to the adoption of current land use regulations, and is therefore a pre-existing non-conforming use. Or in other words, it is "grandfathered" in as a use at this location.

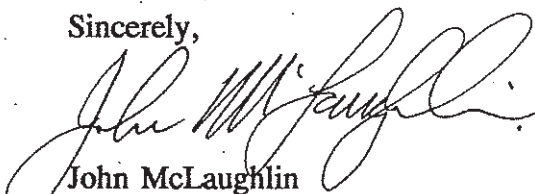
The nature of a trailer park is to allow for the parking of trailer units on a temporary basis, allowing for the exchange of units with the total number remaining constant. That is the case here. The owners are replacing the existing trailers with new ones, still maintaining the trailer park use, but not increasing the number of units.

I understand that the owner is currently installing improved services to the pad sites, and replacing the older trailer units with newer ones. This is an outright allowed use under the "grandfathered" trailer park use, and not subject to planning review, since it follows the normal use of a trailer park. Mr. Allen has obtained the required permits for the work taking place on the site. This issue was reviewed with the City Attorney prior to the issuance of permits for the improvements at the site.

I understand your concern about this property and site. However, the property owner is within the requirements of the City's laws in continuing with the work that is currently taking place on the site. In fact, if the number of units doesn't change, or decreases, then the owner may replace the trailers as many times over the coming years as he chooses.

I hope this addresses your concerns. If you have any questions, please contact me.

Sincerely,



John McLaughlin
Planning Director

c: Phil Arnold
David Allen

CITY OF ASHLAND



CITY HALL

ASHLAND, OREGON 97520
telephone (code 503) 482-3211

October 8, 1993

Mr. Bruce T. Halverson
Romeo Inn
295 Idaho Street
Ashland, OR 97520

RE: 278 Idaho (your letter dated October 6, 1993)

Mr. Halverson:

In response to your letter, the total number of trailer-units allowed on the site is 16. The size of the units is variable, since there is no ordinance standard as to a minimum or maximum defined for units in a non-conforming trailer park. I believe that Mr. Allen is proposing to install units of approximately 500 sq. ft. each. Regarding the erection of meter boxes, this is not regulated by land use ordinances, and are installed in coordination with the Electric Department.

As stated in my previous letter, this is a grandfathered use that does not require a planning action or City review. The City has no legal power to impose additional requirements on the upgrading of the site. Since there was no planning action on this property, there is no "file" per se, only an informal collection of building permit materials and correspondence. I have included a copy of the site plan Mr. Allen submitted for the improvement of the water and sewer system on the site. I believe that this provides the site plan information your are looking for.

Given that the City does not have the authority to require additional improvements to the site, additional parking, or design modifications, I believe that it would be in your interest, and in the interest of your neighbors to coordinate a meeting with Mr. Allen regarding his overall plans. I will be sending a copy of this letter to Mr. Allen, so he will be aware of your concerns. In my previous meetings with Mr. Allen on other matters, I have found him to be a very approachable person, and I would recommend that your contact him directly.

Sincerely,

A handwritten signature in cursive script, appearing to read "John McLaughlin".

John McLaughlin
Planning Director

c: Phil Arnold, Susan Reid, David Allen

11:02

77

70°

AQI 31



4 min
Fastest

5 min

278 Idaho St

Directions

RECEIVED
 JUN 1 REC'D
 105



RECEIVED
JUN 1 REC'D
By *RES*



RECEIVED
JUN 1 REC'D
By *LES*



Jackson County Office:
625 Franquette Street, Medford, Oregon 97501
Josephine County Office:
558 NE F Street Ste 7, Grants Pass, OR 97526
Phone: (541) 770-7060
Website: roguevalleyrealtors.org

May 24, 2026

City of Ashland
20 East Main Street
Ashland, OR 97520

Dear Planning Commissioner Lisa Verner, and Members of the Planning Commission,

I am writing on behalf of the Rogue Valley Association of REALTORS® regarding the proposed zoning updates for manufactured home parks. We applaud the city for looking at ways to preserve and promote affordable housing opportunities. The proposed zoning updates that streamline park development, access and create a clear process for residents to purchase the park when an owner decides to sell is an excellent way to encourage affordable home ownership in an economy when housing prices continue to rise.

However, we do have some concerns about the language as proposed. First, extending the state statutory 14-day right of refusal to 120 days is an extreme difference that could produce unintended consequences for both owners and tenants. We agree that allowing tenants more than 14 days to organize and make an offer would be beneficial, but 120 days is the extreme end of the spectrum and could actually cause potential offers to fall through and/or prevent offers from being made in the first place. If an owner is selling the property due to financial hardship, not being able to sell the property in a timely manner could hurt the tenants in the long run if they are unable to purchase the property and the owner is forced to close and relocate them. A 30-day timeframe would be advisable and definitely no more than 60 days.

Our second and most significant concern involves the proposed language regarding tenant relocation in the event of a park closure or conversion. As drafted, this section raises several implementation questions that suggest it may not yet be thoroughly vetted, and vests considerable discretionary authority in the City over a process to which it is not a direct party— creating potential for delays that could ultimately harm the very tenants the Council seeks to protect.

We respectfully ask the Planning Commission to consider the following:

- Will the City be providing a standardized template for the relocation plan?
- Who determines whether or not a relocation coordinator is required? *The language says “may require,” but what is the criteria for determining if it is or isn’t required?*
- If a relocation coordinator is required, is there a cost? If yes, who pays for it?
- What if there are other factors at play that are determining the date of the closure of the park other than the City’s approval? *Item D under the relocation plan section says it may not close until the City approves it, but the City may not be the only factor at play. For example, if an owner is going through bankruptcy, the courts may have already declared a closure date for the park.*

Taken together, these questions point to a need for greater specificity before the relocation provisions can function as intended.

This leads to our third and final concern, which is that the proposed penalties are substantial and punitive, even in circumstances where the closure is not the owner’s choice or within their control.

The proposed language states that any violation of this chapter shall constitute a civil violation subject to penalties under the Ashland Municipal Code, and that each affected household shall constitute a separate violation. In a park with dozens of households, this structure could expose an owner to substantial cumulative liability, even in circumstances where the closure is not their choice or within their control. In situations driven by financial distress, legal proceedings, or other external factors, penalties of this magnitude risk producing outcomes that are neither fair nor consistent with the Council's perceived intent of the language.

We share the Commission and Council's commitment to protecting tenants and preserving affordable housing in Ashland, and we believe that balance is achievable. The concerns outlined above are offered in that spirit: to ensure the final ordinance is clear, workable, and protective of the residents it intends to serve without creating unintended consequences for the owners who make that housing possible.

As representatives for many of the property owners and consumers of real estate services in Ashland, including those in manufactured home parks, we ask that we be granted standing in any public process you undergo. As you review and consider any proposals, please consider us as a resource, willing to offer our assistance and insights about how proposed changes might impact housing supply and property rights. As REALTORS®, we are intimately acquainted with both residential and commercial properties and the rights and usage expectations that the owners and tenants of those properties have. We would be privileged to assist in any way necessary and to answer questions you may have.

If you have questions or would like additional information, please contact me at 541-770-7060 or tina@roguevalleyrealtors.org or our Government Affairs Consultants, United Strategies & Consulting at 541-944-7185 or greg@unitedstrategies.com.

Sincerely,

Tina Grimes

Tina Grimes
CEO

Opposition to Proposed Manufactured Home Park (MHP) Zoning Designation for Wingspread Mobile Home Park

From Hank Hampton <sonofbill@aol.com>

Date Mon 6/8/2026 3:10 PM

To planning <planning@ashland.or.us>

[EXTERNAL SENDER]

Members of the Ashland Planning Commission:

This letter by email is to enter into the record our formal opposition to the proposed Manufactured Home Park (MHP) zoning designation as it pertains to the Wingspread Mobile Home Park at 321 Clay Street, Ashland, Oregon.

My first concert is that somehow your notice of these proceedings was sent to an improper address of our accountants and not to our Registered Agent for service in the state of Oregon. I just happened to hear about this a week ago, from a third party.

I have been the General Manager of Wingspread since 1982. The Hampton family have been stewards of the Park since 1977, providing essential and affordable housing for almost a half century. Many of our residents have been at the Park for several decades. Our commitment to this community is not just financial; it's tangible. We have consistently invested in the long-term viability of the infrastructure and Wetland waterway, having recently completed a new \$85,000 culvert and overpass over Clay Creek.

All of these years the property has been zoned R-2, which is the common zone for mobile home parks in many communities, containing carve-outs of specific requirements and regulations related to this type of housing. We have always complied with these requirements and they seem to have worked just fine. Now, after just suffering from a recent state-imposed limitation of our ability to raise rents by no more than 6% a year (without 51% tenant approval), regardless of extraordinary expenses, we are not sure how we will be able to make the required improvements and replacements of our 60-year old water, sewer, and other utility systems, which could be well over \$2,000,000.

The options which you are providing to add tiny homes or cottages would require a total revamping of the Park layout and significant, expensive changes to the infrastructure and utilities. As well, I'm not sure that trying to fit together these two very different types of housing makes much sense. We do not have any adequate open space within the Park to do this. These concepts might work if you had a clean slate to work with, but I am not aware that you are proposing any MHP Zoning for any open land in Ashland.

The draft of this proposed ordinance contains many requirements which do not fit a 65-year-old mobile home park and we assume that if you pass it, Wingspread would immediately become a "Nonconforming Manufactured Housing Development", which would be a shame after all these years as a conforming good neighbor. It raises all kinds of questions about changes or

improvements which you might consider out of the ordinary, Words like "routine" "enlarged" "remodeled" and "modernized" come to mind.

As a former Chairman of the Ashland Planning Commission back in the 70s, I can understand your concerns about maintaining this wonderful environment for our residents, which is what we have always done and intend to keep doing as long as it makes any sense at all. However, it would be a tremendous boost to our commitment if you could somehow find a way to help us out. There could be government grants or subsidies that could help, as well as streamlined permitting processes for infrastructure improvements and System Development Charge waivers. Without help, I'm not sure how long it might take to be able to afford a project that could run upward of \$2,000,000. Financing could be difficult and expensive once you have eliminated the alternative development options of the R2 zone. This proposed "target zoning" seems intentionally designed to prevent owners from salvaging their land for any other purpose than manufactured housing.

I urge you to step back and reconsider this very exclusive zoning proposal and explore a more moderate approach to meeting your objectives of multi-uses and housing types within a mobile home park that give deference to legacy developments and provides stable and uninterrupted housing for so many.

I ask for an acknowledgment that you have received this email in time for tomorrow's meeting.

Sincerely,

Hank Hampton
General Manager, Wingspread Mobile Home Park

and for: Henry Hampton, Wingspread, LLC Managing Partner
Joshua Hampton, Wingspread, LLC Partner
Jane Rice, Wingspread, LLC Partner

Supplementary

Residents of West Eugene mobile home park are banding together to buy their own community

KLCC | By [Rebecca Hansen-White](#)

Published May 11, 2026 at 6:20 AM PDT



LISTEN • 4:36



Residents of a retirement mobile home park in West Eugene are working to buy their own community after it was put up for sale by its out of state owners.

Deann Sweeper's favorite thing about her home in Lakewood Vista isn't her view of the pond fountain at the center, or the geese nesting on its shore. It's the sense of

KLCC
Oregon On The Record

She said now, Lakewood Vista is for sale for the second time since she's lived here.

"We want to keep that community," she said. "We're old. What are we going to do if we can't live here anymore?"

Sweeper is chair of the board chosen by more than 200 residents to lead efforts to try and buy the mobile home park and turn it into a resident owned community. Their efforts were first reported by the [Eugene Weekly](#).

Sweeper said in 2020, the last time Lakewood Vista was for sale, residents also banded together to try and buy it. But they lost out to its current owners: the Carlyle Group, one of the [largest private equity](#) groups in the country.

"We've been told we were outbid, but every time we got outbid, we found more money," Sweeper said. "We were just really left in the dark: 'Park sold, you didn't get it, nevermind.'"

In 2021 State Rep. Julie Fahey of Eugene [proposed legislation](#) inspired in part by the Carlyle Group's acquisition of Lakewood Vista. The park is located in her district.

Oregon had long had a system for mobile home residents to buy their parks. In 2021, Fahey testified that despite that, few park residents groups had been able to successfully compete with private equity and corporate buyers, putting a major source of affordable housing at risk.

"Mobile home parks are not a true free market because of the captive nature of the residents," Fahey testified in 2021.

The fix lawmakers passed required park owners to negotiate in good faith and give residents more time; 15 days to organize and formally express interest, and 45 to form a nonprofit and come up with an offer.

Fahey, now speaker of the Oregon House, said she's watching the situation at Lakewood Vista and is hoping for residents' success.

"I've heard from too many constituents who live in manufactured home parks about how conditions change when private equity firms take over," Fahey said in a statement.

their homes, or to sell their homes. At the same time, residents often see reductions in services and amenities that they have relied on for years. It's deeply concerning to hear how these changes suddenly destabilize seniors, families, and individuals seeking affordable housing in a safe community."



Rebecca Hansen-White / KLCC

Residents of the Lakewood Vista Mobile Home Park are working together to become a resident-owned community. Many worry that if the park sells to another corporation, they'll lose their sense of community, or no longer be able to afford to live there.

Fahey said she also has manufactured home communities in her mind going into the 2027 session, and is committed to preserving the progress Oregon has made to keep them affordable.

Peter Hainley is the executive director of Casa of Oregon, which is helping Lakewood residents organize and finance an offer. He said the nonprofit has provided assistance to more than two dozen parks looking to convert to resident ownership by helping residents access lower interest loans and providing other logistical assistance.

He said it will be challenging for a park as large as Lakewood Vista to become resident-owned, but there is a path forward.

"This is the most stressful point of the process right now," Hainley said.

He said residents may end up paying more in the first two or three years to finance the

pay for collective needs.

"After that initial rent increase, or increases, rent rarely goes up," Hainley said. "Across our 28 portfolios, it's less than 1 percent a year. Over time you definitely see that the rent for these parks is well below the parks that would be in the surrounding area of similar size and amenities."

Bill Miner, an attorney representing the Carlyle Group and the company that manages the property, Commonwealth Real Estate Services, said Casa of Oregon and the tenants have been provided with all legally required documents.

"The purpose of this legislation, the opportunity to compete is to give tenants exactly that, an opportunity to compete to become owners," Miner said. "The ownership group and commonwealth take that obligation very seriously."

Miner said Carlyle is awaiting the resident's offer.

The role of mobile home parks

Kevin Cronin, a housing lobbyist and Director of Policy & Advocacy for Housing Oregon, said in addition to the work state lawmakers have already done to [restrict rent increases](#), every level of government can do more to protect mobile home parks as a source of affordable housing.

Cronin said some cities, like Portland, have changed the zoning for parks to prevent their owners, or potential buyers, from redeveloping them into more lucrative condos or apartments.

He said Eugene and other local governments could take a similar approach. He said they should consider setting aside housing dollars for residents seeking to buy their parks.

"When we have community ownership the money in our local economy circulates better, we don't have Wall Street extracting wealth," Cronin said. "This is one of the biggest bang for our buck investments we can make in our town."

He said lawmakers should also consider giving tenants a right of first refusal, instead of