



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.

June 9, 2026 REGULAR MEETING 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
Russell Phillips
John Maher
Kerry KenCairn
Susan MacCracken Jain

Staff Present:

Brandon Goldman, Community Development Director
Derek Severson, Planning Supervisor
Michael Sullivan, Executive Assistant

Absent Members:

Council Liaison:

Jeff Dahle

II. **ANNOUNCEMENTS**

1. **Staff Announcements** – None
2. **Advisory Committee Liaison Reports** – None

III. **CONSENT AGENDA**

Approval of Minutes

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

Commissioners Phillips/KenCairn m/s to approve the consent agenda as presented. Voice Vote:
Commissioners KenCairn, Maher, Lininger, Phillips, Herron, MacCracken Jain, and Verner: AYE.
Motion Passed 7-0.





Planning Commission Minutes

IV. **PUBLIC FORUM** – None

V. **LEGISLATIVE PUBLIC HEARING**

PLANNING ACTION: PA-L-2026-00018

APPLICANT: City of Ashland

DESCRIPTION: Legislative amendments to the Ashland Municipal Code to establish a Manufactured Home Park (MHP) Zone, update development and design standards for manufactured housing for clear and objective standards, and establish notice of sale, opportunity to purchase, and tenant protection provisions.

Staff Presentation

Community Development Director Brandon Goldman provided an overview of the ordinance package, noting that it implements a priority action identified in the City's Housing Production Strategy adopted in 2023, specifically Strategy G – the preservation and modernization of manufactured home parks. Staff explained that existing manufactured housing development standards had not been updated in over 30 years, and the project was intended to modernize those regulations to comply with state law while creating a more effective framework for park preservation and reinvestment. The work was supported through a grant from the Department of Land Conservation and Development (DLCD), with technical assistance provided by 3J Consulting.

Mr. Goldman outlined three primary components of the ordinance package: (1) amendments to manufactured housing development standards; (2) establishment of a new Manufactured Home Park (MHP) zone and corresponding comprehensive plan designation to be applied to existing parks; and (3) a separate ordinance amending AMC Chapter 10 to establish notice of sale requirements, opportunity to purchase provisions, and other tenant protections. Mr. Goldman noted that Assistant City Attorney Carmel Zahran had recommended further legal review of the Chapter 10 ordinance, and that the Planning Commission was not required to make a formal recommendation on that section, though it could provide comments and recommended modifications for consideration by legal and the City Council (see attachment #1). This item was scheduled for City Council first reading on June 16, 2026.

Consultant Presentation

Scott Fregonese and Journie Gering of 3J Consulting provided an overview of the project background, community engagement efforts – including an advisory committee of park residents that met three times, a joint work session with the Housing and Human Services Advisory Committee, City Council, and Planning Commission in January 2026, and an online open house and public survey open from April 27 through May 31, 2026, which received approximately 46 responses. He reviewed the substantive code changes made between the last Planning Commission meeting and





Planning Commission Minutes

the current draft, which included: replacing the term "financial burden" with "proportionate impact" in the phased compliance provisions; adding childcare and residential facilities to the use table under AMC 18.2.2.030; increasing the opportunity-to-purchase period from 120 to 180 days; updating landscaping and lot coverage standards to 65 percent maximum coverage with 35 percent minimum landscaping; and removing a limitation on increasing the number of units in the phased compliance section applicable to nonconforming uses.

Mr. Fregonese summarized the full set of code changes across multiple AMC sections, including revised manufactured housing development standards, updated density and dimensional standards supporting higher-density development, removal of minimum lot size requirements in favor of references to applicable building and fire codes, updated setback and circulation standards, addition of community-serving building standards, and revised nonconforming use compliance provisions. The presentation also highlighted the new MHP zone and corresponding map designations proposed for Wingspread, Tolman Creek, and – upon annexation – Siskiyou Village and Nauvoo Park. The consultant noted that the Ashland Urban RV Park at 278 Idaho Street and Upper Pines had been recommended for removal from the proposed zone map (see attachment #2).

Public Comments

- **Gerry Lehrburger:** Expressed concerns about flood risk in manufactured home parks near Bear Creek and called for mitigation measures (see attachment #3).
- **Rich Rohde:** Supported the ordinance package, commending the collaborative process and urging its unanimous passage.
- **Deborah Stampfli:** Supported the ordinance but worried about large investment groups outbidding residents.
- **Peter Hoyt:** Advocated for park protection to prevent resident displacement due to redevelopment.
- **David Wright (Agent for Wingspread LLC):** Objected to extending the opportunity-to-purchase period to 180 days and sought clarity on nonconforming status implications.
- **Nancy Willson:** Thanked the commission for the proposed protections advocating for genuine affordable housing.
- **David Allen:** Appreciated the discussion on zoning recommendations.
- **Alan Ackroyd:** Suggested 180 days might be inadequate for organizing a park purchase and raised concerns about emergency egress.

Chair Verner closed the Public Hearing at 7:50pm.

Deliberations and Decision

Ordinance 3296 — AMC Title 18 Manufactured Housing Code Amendments

Commissioner Lininger identified inconsistency with terms like "manufactured housing





Planning Commission Minutes

development," "manufactured home park," and "manufactured dwelling park" across the code. Staff concurred, suggesting amending "manufactured dwelling park" to include these as synonyms for consistency. The "proportionate impact" standard in phased compliance, clarified by consultants, was also discussed. A minor drafting error on page 51 of the packet was highlighted for correction.

Ordinances 3297 and 3298 — MHP Zone and Comprehensive Plan Map Amendments

Staff and the Commission agreed to amend both zoning map ordinance (3297) and comprehensive plan map ordinance (3298) to exclude Upper Pines and 278 Idaho Street from the proposed MHP zone designations, aligning with previous directions. Jackson Wellsprings was confirmed to be excluded from both maps.

Ordinance 3306 — AMC Chapter 10.116 Notice of Sale, Opportunity to Purchase, and Tenant Protections

Commissioner Lininger suggested changing "executed" to "tendered" in the notice of sale provisions for clarity and removing the phrase "following receipt of a notice of sale" from Subsection A to empower resident organizations to make purchase offers at any time. Extended discussion clarified no new obligations for park owners would arise, maintaining that residents could express purchase interest anytime. Commissioner Phillips highlighted potential legal challenges with ORS 90.660 and supported further city attorney review. Staff noted that the City Attorney would further review the ordinance before Council discussion on June 16.

Commissioners Phillips/Herron m/s to recommend that City Council adopt the proposed manufactured home park zone ordinance package for PA-L-2026-00018, including Ordinances 3296, 3297, and 3298, together with the supporting findings as recommended by staff and as amended on the record, specifically: amending Ordinances 3297 and 3298 to remove Upper Pines and 278 Idaho Street from the proposed MHP zone and comprehensive plan designations, excluding Jackson Wells Springs from the maps, and amending the definition of "manufactured dwelling park" to recognize "manufactured home park" and "manufactured housing development" as synonymous terms; and further recommending that Ordinance 3306 (AMC Chapter 10.116) be forwarded to City Council with the Planning Commission's comments but receive additional city attorney review before adoption.

DISCUSSION: Commissioners MacCracken Jain/Maher m/s to amend the motion to withdraw Ordinance 3306 for further review by the Legal Department and the Planning Commission.

Roll Call Vote: Commissioners Phillips, Herron, Maher, KenCairn, Lininger, and Verner: NAY.

Commissioner MacCracken Jain: AYE. Amendment failed 1-6.

Roll Call Vote on original motion: Commissioners Phillips, Herron, Maher, MacCracken Jain, KenCairn, Lininger, and Verner: All AYES. Motion passed 7-0.



Planning Commission Minutes

VI. **OPEN DISCUSSION** – None

VII. **ADJOURNMENT**

Meeting adjourned at 8:47 p.m.

*Submitted by,
Michael Sullivan, Executive Assistant*



Draft Ord 3306 – AMC 10.116

Summary of Correspondence from Carmel Zahran – Assistant City Attorney, 6/9/2026

Legal counsel recommends further review of proposed AMC 10.116 before adoption, noting potential concerns with how local provisions interact with Oregon's manufactured home park closure statutes (ORS 90.643–90.660).

- ORS 90.660 states:

"A local government may not enforce an ordinance, rule or other local law regulating manufactured dwelling park closures or partial closures adopted by the local government on or after July 1, 2007, or amended on or after January 1, 2010. An ordinance, rule or other local law regulating manufactured dwelling park closures or partial closures may not be applied to reduce the rights provided to a park tenant under ORS 90.645 or 90.655."

- Legal counsel noted that increasing tenant rights beyond the requirements of ORS Chapter 90 may be feasible unless specifically preempted by state law. However, questions remain regarding whether extending the notice period from 15 days to 180 days could be challenged as an unreasonable restriction on property rights or a regulatory taking. While courts have upheld some tenant-protection measures that exceed state requirements, the legal threshold remains unclear and warrants further review.
- Recommends considering whether references to state law should simply cross-reference ORS Chapter 90 rather than summarize statutory requirements.
- Further clarification may be needed regarding administrative procedures, timelines, and fees associated with implementation.
- Additional review is recommended regarding City review of relocation plans, notification requirements, and whether those provisions could be viewed as regulating park closures beyond what state law allows.

Because the proposed Chapter 10 amendments are outside the Ashland Land Use Ordinance, the Planning Commission is not required to make a formal recommendation on those provisions. However, the Commission may provide comments and recommend provisions for inclusion, modification, or removal in a final draft ordinance for City Council

Manufactured Home Park Zone (MHPZ)



Planning Commission Public Hearing

June 9, 2026, 7:00 PM

An aerial photograph of a suburban neighborhood. The top half of the image shows a dense residential area with many houses and trees displaying autumn foliage in shades of orange, yellow, and red. A blue banner with the text "Project Overview" is superimposed over the middle of the image. The bottom half of the image shows a different part of the neighborhood, featuring a mix of houses, green lawns, and some commercial buildings. A road and a parking lot are visible in the lower left corner.

Project Overview

MHPZ Project

Overview

Project Background: The MHPZ is a part of Ashland's Housing Production Strategy
Strategy G: *Maintain quality and support preservation of existing manufactured home parks*

DLCD Grant: Ashland received a technical assistance grant from the Oregon Department of Land Conservation and Development (DLCD) to fund the creation of the MHPZ ordinance.

Design Standards: The project called for set standards for density, lot size, setbacks, utilities, and more to preserve existing parks and possibly allow higher-density development and smaller unit sizes.

MHPZ Project

Engagement

- The MAC met 3 times over the course of the project to give feedback
- A joint study session between the HHSAC, PC, CC was held on January 27, 2026 to review work products
- Code changes were reviewed by:
 - MAC on March 11, 2026
 - HHSAC on April 23, 2026
 - PC on April 28, 2026
- An online open house is available on the city webpage showing work products and materials
- A survey was published on the webpage
 - it was open from April 27 to May 31, 2026
 - Approximately 46 people responded to the survey



Proposed MHP Zone



Proposed MPH Zone

The Manufactured Home Park Zone (MHPZ) is proposed for 5 existing manufactured housing communities.

3 are located within the Ashland city limits:

- Wingspread Manufactured Home Park
- Tolman Creek Manufactured Home Park
- Ashland Urban RV Park (*278 Idaho St- recommend removal*)

2 are located within the Ashland Urban Growth Boundary (UGB):

- Siskiyou Village Manufactured Home Park
- Navoo Park Estates





New Code Changes



New Code Changes Summary

Code changes that have occurred since that last PC Meeting include:

- Changed 'financial burden' to 'proportionate impact' and added definition
- Added/updated childcare and residential facilities in table in AMC 18.2.2.030
- Changed 120 days to 180 days for opportunity to purchase per Planning Commission discussion
- Updated landscaping and lot coverage to reflect city staff recommendations (65% coverage and 35% landscaped)
- Updated 'limitations section' under phased compliance and removed "Limitations. Approval under this subsection shall not: Allow an increase in the number of manufactured housing spaces beyond what legally existed at the time the development became nonconforming;" (AMC 18.2.3.180 (G))



Proposed Code Changes



Code Changes Summary

AMC
18.2.2.030

- ✓ 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 multiunit 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.

Code Changes Summary

AMC
18.2.3.170

- ✓ 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.

Code Changes Summary

AMC
18.2.3.180

- ✓ 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 65 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.

Code Changes Summary

AMC
18.2.3.180

- ✓ Add permanent pedestrian walkway and ADA accessibility requirements.
- ✓ Update landscaping standards and require landscaped open areas for a minimum of 35 percent or lot area.
- ✓ Update common open space and amenity standards.
- ✓ 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.

Code Changes Summary

AMC
18.3.9.020

- ✓ Revise Performance Standards Option (PSO) applicability provisions to allow cottage housing and manufactured housing developments to utilize PSO procedures.

AMC
18.3.9.030

- ✓ Add references to AMC 18.2.3.180 within PSO Overlay applicability standards.

Code Changes Summary

AMC
18.3.9.040

- ✓ Revise outline plan procedures to exempt manufactured housing developments and cottage housing developments from certain outline/final plan approval submittal requirements.

AMC
18.5.8.050

- ✓ 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.

Code Changes Summary

AMC
18.6.1.030

- ✓ Add and revise definitions related to manufactured housing, including Manufactured Dwelling, Prefabricated Dwelling, Manufactured Dwelling Park, Recreational Vehicle, and Proportionate Impact.

AMC
10.116

- ✓ 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.



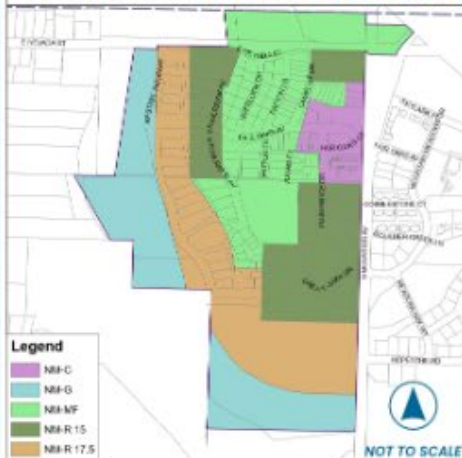
Updated Zoning Map



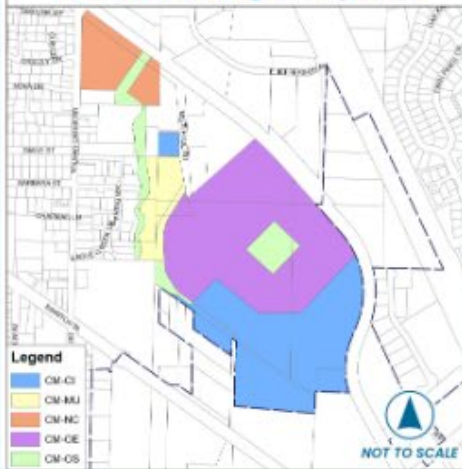
CITY OF ASHLAND
Better Together
Zoning Map



North Mountain Zoning Overlay Detail



Croman Mill Zoning Overlay Detail



Please verify that this is the approved final version of the Official Comprehensive Plan Map

Signed: _____ Date: _____

City Recorder: _____ Date: _____



Next Steps





Next Steps:

- Adoption Schedule:
 - City Council Study Session – 6/15
 - City Council Public Hearing First Reading – 6/16
 - City Council Second Reading- 7/21

Questions & Comments



Thank You!

We are seeking community feedback on proposed zoning code amendments designed to help preserve existing manufactured home parks, an important source of naturally occurring affordable housing in Ashland. The online survey is available now through May 31, 2026.

Our Housing Production Strategy, adopted in 2023, identified preserving and supporting existing manufactured home parks as a key housing priority. The strategy calls for zoning code changes that support long-term preservation efforts.

Planning Action: PA-L-2026-00018

Respondent: Gerry Lehrburger

 Jackson WellSprings, LLC

 2253 N. Hwy 99, Ashland

Manufactured home parks provide an important source of naturally occurring affordable housing. Ashland’s Housing Production Strategy identifies the city’s key housing priority and goal of providing a means for preserving and expanding low-income housing units in the city and UGB. Although short sighted and certain to fail, Ashland’s goal and efforts to ensure affordable housing are noteworthy and to be commended.

A higher percentage of low-income housing and mobile homes reside in high-risk flood zones compared to higher-income properties. As a result, low-income families are more vulnerable to high water events as compared to the general population.

Global warming, resulting in rising sea levels and increasing water vapor in the atmosphere, is responsible for inland storms and atmospheric rivers, the likes the country has not witnessed over the last several hundred years.

These events contribute to a perfect storm insult to the low-income families and their precious financial resources, the result of accelerating flooding events, property loss, chronic displacement, and health hazards ranging from mold to drowning.

Bottom line, low-income housing faces compounding risks from floods, as lower-income neighborhoods are disproportionately located in or near floodways and floodplains. Said differently, over time, the poor situated in flood-prone areas get poorer.

Within Ashland’s UGB, two Mobile Home parks situated within the proposed new Mobile Home Park zoning district, are further compromised by adverse risks to low-income families, resulting from poor decision-making that resulted in the removal of floodway territories that enable flood waters to expand within the banks of Bear Creek. I am

addressing the buildout of the bicycle path of the Rogue Valley Greenway in 1998, one year following the New Year's flood of 1997 that devastated Nauvoo and Jackson WellSprings MH parks. The seventy plus long-term family dwelling units destroyed or negatively impacted by the highwater event of 1997 are in a more precarious position today than they were at the time of the New Year's Flood. A no-rise analysis, a state and federal requirement of construction projects performed within the floodway to insure that flood waters remain in the channel of Bear Creek, was not performed.

In the short term, the increasing inventory of low-income houses that Ashland will claim by adopting this Land Use Action looks good. When in reality, the number of low-income houses that Ashland will lose, **not IF it floods but WHEN it floods**, will be even more devastating to low-income residents of Ashland and Jackson County. Until the illegal action conducted in 1998 is corrected, the poor will continue to get poorer and the property damage lost to flooding will become increasingly more devastating.

Happily, there are solutions that will mitigate the perfect storm and greatly reduce the risk of flooding and damage to health and property. In fact, a mitigation project that protects affordable housing at this location – a goal of creating a new zoning district, comes at a lower price tag than the amount recently spent on sidewalks and crosswalks at this intersection and neighborhood or the amounts spent by ODOT on a string of small piecemeal projects over a period of decades.

The question arises, is Ashland and Jackson County looking for a quick fix or for long term solutions to a housing crisis that allows financially disadvantaged families to pick themselves up as opposed to being swept downstream?

Respectfully Submitted,

Gerry Lehrburger, MD

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