

**ASHLAND CITY COUNCIL
BUSINESS MEETING MINUTES
Tuesday, June 16, 2026**

I. EXECUTIVE SESSION 4:00 p.m.

To conduct deliberations with persons designated by the governing body to negotiate real property transactions pursuant to ORS 192.660 (2)(e).

In attendance: Mayor Graham; Councilors Sherrell, Dahle, Bloom, Kaplan, DuQuenne (via Zoom), and Hansen. Staff members Jordan Rooklyn and Johan Pietila. From the Daily Courier, Emma Maple.

Council Present: Mayor Graham; Councilors Sherrell, Dahle, Bloom (left at 8:15), Kaplan, DuQuenne (via Zoom), and Hansen.

Staff Present:

Jordan Rooklyn	City Manager
Johan Pietila	City Attorney
Alissa Kolodzinski	City Recorder
Brandon Goldman	Planning Director
Scott Fleury	Public Works Director
Rachel Dials	Interim Parks Director
Kevin Caldwell	Parks Division Manager

II. CALL TO ORDER

Graham called the meeting to order at 6:04 p.m.

a. Land Acknowledgement**

Dahle read the land acknowledgement.

III. PLEDGE OF ALLEGIANCE

Sherrell led the pledge of allegiance.

IV. ROLL CALL

V. MAYOR'S/ CHAIR OF THE COUNCIL ANNOUNCEMENT

a. *Proclamation for Bee City USA Pollinator Week-*

Graham read the proclamation into the record, noted that fire danger had risen to high, and encouraged residents to take steps to conserve water and reduce fire risk around their homes.

Graham also noted a request from the applicant for the Public Hearing item c. to postpone. After brief discussion, the Council agreed to postpone.

Dahle moved to postpone Legislative Planning Action PA-T1-2026-00297 to the August 4, 2026, Council meeting. Sherrell seconded the motion.

Roll Call Vote: Dahle, Bloom, Sherrell, Kaplan, DuQuenne, and Hansen – YES. Motion passed.

VI. APPROVAL OF MINUTES

- a. Minutes of the June 1, 2026 – Study Session Meeting
- b. Minutes of the June 2, 2026 – Business Meeting

c. Minutes of the June 3, 2026 – Joint Council and Parks Study Session Meeting

Hansen moved to approve the study session minutes from June 1, regular business meeting from June 2, and June 3 joint study session minutes as stated in the packet. DuQuenne seconded the motion.

Roll Call Vote: Sherrell, Dahle, Bloom, Kaplan, DuQuenne, and Hansen –YES. Motion passed.

VII. CONSENT AGENDA

a. Committee Member Appointment

Bloom moved to approve the consent agenda. Dahle seconded the motion.

Roll Call Vote: Sherrell, Dahle, Bloom, Kaplan, DuQuenne, and Hansen –YES. Motion passed.

VIII. SPECIAL PRESENTATIONS

IX. PUBLIC FORUM

Seventeen speakers addressed the Council during Public Forum:

- Several individuals requested the allocation of a \$4,000,000 settlement from a breach of contract into an interest-bearing account to fund the restoration of a community hospital in Ashland. It was highlighted that the funds symbolize longstanding community investment and should not be added to the general fund.
- There were objections to a decision to reduce the meeting frequency of the Social Equity and Racial Justice Advisory Committee and Public Arts Advisory Committee from monthly to quarterly. Concerns were raised that reducing meetings would hinder the committee's ability to effectively serve the community.
- Fire safety concerns were raised, with calls to restrict vehicle access on specific roads during the high fire danger season and enforce penalties for unauthorized vehicles.
- Concerns for the homeless community were expressed, advocating for allowing tents to remain up during the day to protect vulnerable individuals from heat-related health risks.
- A petition for traffic calming on Granite Street was presented, noting that bicycle boulevard designation had been implemented, but crosswalk requests were deferred due to pending infrastructure projects.
- Support was voiced for a future resolution opposing ICE detention centers.
- A previous testimony error was corrected, retracting a statement alleging edited council meeting videos.

X. PUBLIC HEARING

a. *First Reading of Ordinance 3305 Amending AMC 6.04 Business Licenses*

Rooklyn presented this item as a housekeeping measure consolidating fee schedules out of ordinance language and into the annually adopted miscellaneous fee resolution. Councilors noted that the city was also bringing both business license and food & beverage tax administration back in-house from a third-party vendor, which Rooklyn confirmed would enable stronger customer service, improve auditing, and enhance engagement with the business community.

Public Hearing open

No speakers

Public Hearing Closed

Bloom moved to approve first reading of Ordinance 3305 An Ordinance Amending 6.04 Business Licenses Sections 6.04.105 Duplicate License, 6.04.120 Temporary License, and 6.04.130 Delinquent Payment. The motion was seconded by Hansen.

Roll Call Vote: Dahle, Bloom, Sherrell, Kaplan, and Hansen –YES. DuQuenne – No. Motion passed.

- b. Public Hearing and First Reading of Ordinances 3296, 3297, 3298, and 3306 Establishing the Manufactured Home Park Zone (MHPZ), Amending Manufactured Housing Development Standards, Adopting Related Comprehensive Plan and Zoning Map Amendments, and Establishing Manufactured Home Park Resident Protections*

Goldman explained that the ordinances would establish a dedicated Manufactured Home Park Zone (MHPZ) and a corresponding Comprehensive Plan designation to be assigned to existing manufactured home parks. Key provisions included: increasing allowable park density to 18 units per acre; allowing proportional improvements to nonconforming parks through a conditional use permit; permitting a broader range of housing types including prefabricated, modular, and recreational vehicle (RV) units in alignment with state law (ORS 197.463); and allowing limited park-serving amenities such as management offices and community buildings. The two parks within city limits proposed for rezoning were Wingspread and Tolman Creek manufactured home parks. Two parks outside city limits but within the Urban Growth Boundary, Siskiyou Village and Nauvoo Park, would receive the new Comprehensive Plan designation to ensure they enter the city as manufactured home parks upon any future annexation.

Ordinance 3296 – Establishing the Manufactured Home Park Zone and Amending Development Standards

Councilors asked for clarification on the RV definition, protections for existing RV residents, and whether there was opportunity to identify new land for manufactured home parks in the future. Goldman explained that RVs currently in parks are nonconforming but would become conforming outright permitted uses under the new ordinance. The revised definition aligns with DMV standards and covers park model RVs through ANSI 119.5 certification. Goldman also confirmed that the new zone could be applied to other properties by rezoning, and that the ordinances do not restrict manufactured home park development in existing R-1 and R-2 zones.

Public Hearing open

- Bruce Davis (via Zoom): Expressed frustration about the process and past difficulties expanding a manufactured home park and expressed concerns about investing in rent-controlled properties.
- Mary Lou Gross: Spoke as a resident of a mobile home park and highlighted the community's diversity and the increasing rental costs and urged protection for such communities.
- Dolores Nims: Expressed concern regarding a housing association's letter as a last-ditch effort by owners to oppose protection and stressed the importance of preserving low-cost housing.
- Alan Akroyd: Compared the power imbalance between park owners and residents to a feudal system, explained recent legal protections on rent increases, and supported the ordinances.

- Mary Ann Shank: Spoke in support of the ordinances and welcomed Ashland's potential precedent-setting role in tenant protections.
- Rich Rohde: Shared his experience with organizing displaced manufactured home park residents, urged adoption of the ordinance to prevent similar losses in Ashland, and dismissed the opposition's concerns as protecting investors rather than tenants.
- Dylan Dahle: Representing local Realtors, expressed concern that the 180-day right of refusal is excessive and risky, and that the relocation plan provisions lack clarity and could cause legal uncertainty, urging further revisions before adoption.
- Teresa Cisneros: Supported the ordinances, highlighted the demographic and economic challenges in Ashland, and supported resident ownership as a long-term solution.
- Cate Hartzell: Criticized the late opposition by industry groups, praised community efforts to resist displacement, and shared personal experiences with housing insecurity.

Public Hearing Closed

Councilor discussion recognized the significance of protecting mobile home parks from conversion and encouraging local resident investment in homes.

Kaplan moved to approve first reading of Ordinance No. 3296 amending Ashland Municipal Code Sections 18.2.2.030, 18.2.3.170, 18.2.3.180, 18.3.9.020, 18.3.9.030, 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, as presented. Seconded by Bloom.

Roll Call Vote: Dahle, Bloom, Sherrell, Kaplan, DuQuenne, and Hansen –YES. Motion passed.

Ordinance 3297 — Amending the Ashland Zoning Map to Establish the Manufactured Home Park Zone

Councilors asked why the Upper Pines mobile home park and the Ashland RV Park were excluded. Goldman explained that Upper Pines is within a Climate Friendly Area overlay zoned C-1, where applying an 18-unit-per-acre cap would constitute a potential loss; and that Ashland RV Park does not include manufactured dwellings, whose units are typically relocated every two to three years, making park zone protections less applicable.

Public Hearing open

No speakers

Public Hearing Closed

DuQuenne moved to approve first reading of Ordinance No. 3297 amending the Ashland Zoning Map to establish the Manufactured Home Park Zone, as presented. Kaplan seconded the motion.

Roll Call Vote: Dahle, Bloom, Sherrell, Kaplan, DuQuenne, and Hansen –YES. Motion passed.

Ordinance 3298 — Amending the Ashland Comprehensive Plan Map to Establish the Manufactured Home Park Designation

Goldman noted that this ordinance designates four sites on the Comprehensive Plan map: Wingspread and Tolman Creek within the city limits, and Siskiyou Village and Nauvoo Park within the Urban Growth Boundary. He specifically noted that the new Comprehensive Plan designation would change the prior E-1 Employment designation for Siskiyou Village, meaning that future expansion of

that park would be consistent with the Comprehensive Plan rather than requiring employment use, addressing a concern raised by the park's owner in earlier testimony.

Public Hearing open

No speakers

Public Hearing Closed

Dahle moved to approve first reading of Ordinance No. 3298 amending the Ashland Comprehensive Plan Map to establish the Manufactured Home Park designation, as presented. Sherrell seconded the motion.

Roll Call Vote: Dahle, Bloom, Sherrell, Kaplan, DuQuenne, and Hansen –YES. Motion passed.

Ordinance 3306 — *Establishing Notice of Sale, Opportunity to Purchase, Relocation Standards, and Tenant Protections for Manufactured Home Park Residents*

Goldman explained that this ordinance would add a new Chapter 10.116 to the Ashland Municipal Code and differs from the land use ordinances in that it establishes tenant protection standards including: 180-day notice of park sale; an opportunity for residents to organize and make a purchase offer; relocation assistance; anti-harassment provisions; and enforcement mechanisms. The ordinance was modeled in part on the existing Chapter 10.115 governing condominium conversion tenant protections. The Planning Commission had forwarded the ordinance to Council with a recommendation that the City Attorney's office review it prior to adoption. Concerns flagged by the commission and legal staff included: the appropriateness of the 180-day notice period and whether a shorter window might be more effective without creating unintended consequences; ambiguous terminology such as "may require" versus "shall require" a relocation plan; potential state law preemption given existing ORS provisions governing park closure timelines; and language that would better align with contract law.

Councilors discussed whether a 90-day minimum was sufficient for organizing a purchase, potential impacts of excessively long timelines such as causing financing to fall through or forcing closures that would not otherwise have occurred. Pietila indicated that Bellingham, Washington had established a 120-day notice period and that the legal office intended to bring back a revised proposal. Chapter 10.116, once adopted, would apply to all manufactured home parks in the city, not only those rezoned as MHPZ. Councilors expressed support for the intent of the ordinance while agreeing that a brief continuance to allow legal review was prudent.

Public Hearing open

No speakers

Public Hearing Closed

Dahle moved to continue consideration of Ordinance No. 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 to July 21, 2026, and direct staff to return with any revisions recommended following further legal review. Seconded by Hansen.

Roll Call Vote: Dahle, Bloom, Sherrell, Kaplan, DuQuenne, and Hansen –YES. Motion passed.

Short recess taken

- c. *Public Hearing- Legislative Planning Action PA-T1-2026-00297 a request for a "similar use" interpretation as provided at AMC 18.1.5.040 regarding the distinction between "private parking" and "public parking" as a regulated use.*

Note: This item was previously taken up and postponed to the August 4, 2026, Council meeting during the Mayor's Announcement section of the agenda.

XI. ORDINANCES, RESOLUTIONS AND CONTRACTS

- a. *Approval of a Construction Contract with Knife River Materials for the Ashland Municipal Airport Pavement Rehabilitation Project*

Rooklyn presented the contract, noting that the project was almost entirely grant funded. Councilors asked about the line item for Foreign Object Debris (FOD) management and Fleury explained that FOD management involves sweeping and brooming the runway and taxiways to prevent loose material from being ingested by aircraft engines or propellers, and confirmed the prices were reasonable.

Dahle moved to approve a construction contract with Knife River in the amount of \$1,025,144.80 for the Ashland Municipal Airport Runway and Taxi lane Rehabilitation and Reconstruction Project – Phase 2: Construction, and authorize the City Manager to sign the final agreement. Sherrell seconded the motion.

Roll Call Vote: Sherrell, Dahle, Kaplan, DuQuenne, and Hansen –YES. Motion passed.

- b. *Approval of a Construction Contract with Knife River Materials for the Hunter Park Tennis Court Rehabilitation Project #000864*

Dials presented the contract. One bid was received from Knife River Materials. The project is partially grant funded and matching funds comprised approximately 60% of the cost. Councilors noted the success of a recent youth tennis tournament at Hunter Park and thanked staff for including community meetings to navigate the balance between tennis and pickleball use.

Kaplan moved to approve the construction contract with Knife River Materials for the Hunter Park Tennis courts Rehabilitation Project with a contract amount not to exceed \$643,430.00. Sherrell seconded the motion.

Roll Call Vote: Dahle, Sherrell, Kaplan, DuQuenne, and Hansen –YES. Motion passed.

- c. *Approval of a Construction Contract with Outlier Construction LLC for the East Main Street Community Park Phase One Park Improvements*

Dials presented this contract, noting that Phase 1 includes a restroom, parking lot, bike pump track, dog park, landscaping, and perimeter paths. Four bids were received and the low bid from Outlier Construction LLC came in at \$2,130,151.66. The project has been in public process since the 2017 sale of the YMCA Park (which it replaces) and is partially grant funded through the state. Staff noted the grant deadline would require an extension, with substantial completion anticipated by July of the following year.

Councilors noted that the park would complete the goal for a park within a quarter mile for all Ashland residents and noted the high concentration of low-income housing in the surrounding area. The main entrance would be on East Main Street with a secondary pedestrian entrance on Abbott. Rooklyn cautioned against any delays given the grant funding deadlines. Councilors expressed concern about the absence of a finalized operations plan but acknowledged the strong synergies between the park and surrounding improvements.

Hansen moved to approve the construction contract with Outlier Construction LLC for phase one of the East Main Street Community Park improvements with a contract amount not to exceed \$2,130,151.66. Seconded by Kaplan.

Roll Call Vote: Sherrell, Kaplan, and Hansen –YES. Dahle, DuQuenne– NO. Motion passed.

d. Approval of a Construction Contract with Pilot Rock Excavation Inc. for the East Main Street Community Park Public Improvements

Dials presented this contract for the public improvement portion of East Main Park, covering sidewalk, street, and storm drain work. Three bids were received, with the low bid from Pilot Rock Excavation Inc. at \$386,340. The project is also grant funded. Caldwell confirmed the contract focused on sidewalk and street improvements rather than traffic calming features, with Public Works heavily involved in those elements.

Councilors clarified that the infrastructure work accounted for potential future sewer improvements anticipated for future development in the adjacent neighborhood. Councilors discussed the project as an investment for south Ashland and an economic development driver, noting that the street improvements would also improve safe routes to school.

Hansen moved to approve the construction contract with Pilot Rock Excavation Inc. for the East Main Street Community Park public improvements with a contract amount not to exceed \$386,340.00. Seconded by Sherrell.

Roll Call Vote: Sherrell, Dahle, Kaplan, and Hansen –YES. DuQuenne– NO. Motion passed.

e. Resolution 2026-13 – Placing the Fremont Cottonwood at 380 Clay Street on the City of Ashland Heritage Tree List

Due to time constraints, Graham reordered the agenda. This item was not reached. It is automatically continued to the next regularly scheduled Council meeting.

f. Resolution 2026-14 – Relating to Solid Waste Management Service Rates and repealing Resolution No. 2025-14

Rooklyn introduced Recology General Manager Robert Long who presented the annual rate increase request. The proposed increase of 8.75% is driven primarily by added labor to comply with Oregon OSHA heat and noise regulations, rising insurance and fuel costs, and a need to return operating margins to the contracted floor of 8%. Long noted that over the last ten years, the average annual rate increase has been 3.9%, in part because Recology did not request increases during the pandemic.

Manually opening the lids for bear carts is still required, and an order for over 1,500 new bear carts has been placed. The Recycling Modernization Act (RMA) provides Ashland residents access to expanded recyclable materials, with increased labor for sorting and auditing being a primary cost driver. Councilors raised ongoing constituent concerns about rate increases, early morning collection hours in summer, and about bears getting into unprotected cans in lower-elevation neighborhoods. Graham noted that the franchise agreement obligates the city to approve the rate increase if Recology meets the contractual parameters of maintaining an 8–12% operating margin and a minimum CPI increase. Pietila confirmed the Council lacked a legal basis to deny a compliant request.

Dahle moved to adopt Resolution 2026–14. Hansen seconded the motion.

Roll Call Vote: Sherrell, Dahle, Kaplan, and Hansen –YES. DuQuenne– NO. Motion passed.

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

a. Development of Concept Plan & Management Plan for the Madrone Ridge Property

This item was not reached due to time constraints and is automatically continued to the next regularly scheduled Council meeting

b. Consideration of Temporary Halt on City Herbicide Use in Parking Lots, Medians, and Curb Strips

Rooklyn presented this item due to Council request at a prior study session. Staff reported that herbicide is currently being applied by certified parks employees on non-park-designated city land (parking lots, medians, and curb strips), saving an estimated 700–1,000 labor hours per year. The city is not currently spraying the Grove parking lot due to its proximity to the Night Lawn. Staff proposed a temporary suspension while a citywide Integrated Pest Management (IPM) policy is developed, which was estimated to take three to five months. Staff indicated that additional mulching and manual weeding could mitigate weed dispersion. Exceptions requested by staff included the three north entryway medians along North Main Street due to safety concerns for workers in high-speed traffic areas. Rooklyn noted that contractors apply herbicides at the airport (per FAA regulations), at Ashland Pond (per restoration contract with Freshwater Trust), and at electrical substations (per PUC requirements) and those uses were not proposed for inclusion in the temporary suspension.

Public Comment

Three public speakers addressed the Council with concerns including the accuracy of the 4.4-acre estimate used to calculate labor savings, that glyphosate appeared to be damaging existing plants in the medians, and about the public sitting on recently sprayed grass strips during the July 4th parade.

The city's future IPM policy has the potential to support Ashland's designation as an herbicide-free Bee City USA affiliate, which could be incorporated into the proclamation if the policy's direction aligns. The public engagement process for the IPM policy would involve a proposed Management Advisory

Committee consisting of various local stakeholders, and public input would be gathered alongside a concurrent median redesign process.

Dahle moved to direct staff to suspend the use of herbicides on parking lots, medians, and curb strips, with the exception of the three north entryway medians along North Main Street, until a citywide Integrated Pest Management Policy is adopted. DuQuenne seconded the motion.

Roll Call Vote: Dahle, Sherrell, Kaplan, DuQuenne, and Hansen –YES. Motion passed.

c. Proposed Ordinance: Utility bill fees

This item was not reached due to time constraints and is automatically continued to the next regularly scheduled Council meeting

d. Proposed Resolution: Public Meeting Records Policy – Video Recording, Ownership, Retention and Access; Minutes Content Standards

Dahle and Kaplan introduced this item. Three principal concerns were identified: (1) the city currently pays approximately \$99,000 per year for RVTV to produce council, parks commission, budget committee, and planning commission meeting videos but retain copies; (2) Oregon state law requires audio and video recordings to be retained for one year; and (3) the policy should extend recording and minutes requirements to all advisory committees, in the interest of transparency and equity of access for community members who cannot attend in person.

Councilors discussed this proposal in relation to a recent reduction in some advisory committees' meeting frequency, and whether the resolution's provision allowing committee chairs or staff liaisons to prepare agendas and minutes could reduce staff time burden. Due to time constraints, council members were mindful about positioning motions before the 9:30 pm deadline and ending the meeting by 9:40.

Kolodzinski noted that staff liaisons are the only individuals with access to the city's video and software platforms. Rooklyn confirmed that RVTV content can be downloaded by the city at any time given its public domain nature, and that RVTV's director had expressed no intellectual property concerns. The need to avoid delays beyond the June 30, 2026 contract expiration was emphasized. Pietila sought clarification on the concept of "ownership" of recordings, noting that public meeting content is specifically designed not to be copyrighted. It was clarified that the intent was physical possession and local storage of content on city infrastructure, so that no third party could remove access to it.

Dahle moved to adopt Resolution No. 2026–, with a number to be determined by the City Recorder, establishing the City of Ashland Public Meeting Records Policy, and to direct the City Manager to initiate renegotiation of the RVTV services agreement prior to any extension; and to retrieve and assume ownership of and make publicly available all past recordings from SOU/RVTV within 90 days. Kaplan seconded the motion.

Roll Call Vote: Sherrell, Dahle, Kaplan, DuQuenne, and Hansen –YES. Motion passed.

XIV. CITY MANAGER REPORT –

- a. *Look Ahead*
- b. *Administrative Services Director*

XV. OTHER BUSINESS FROM COUNCIL MEMBERS/REPORTS FROM COUNCIL LIAISONS

XVI. ADJOURNMENT

The meeting was adjourned at 9:39 p.m.



City Recorder Alissa Kolodzinski



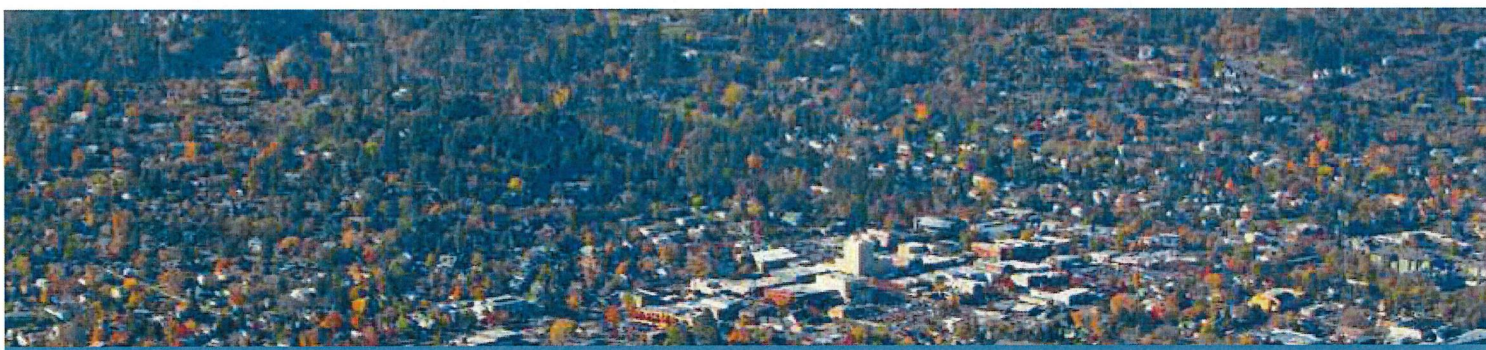
Mayor Tonya Graham



Manufactured Home Park Zone (MHPZ)



City Council Public Hearing
June 16 2026



Project Overview

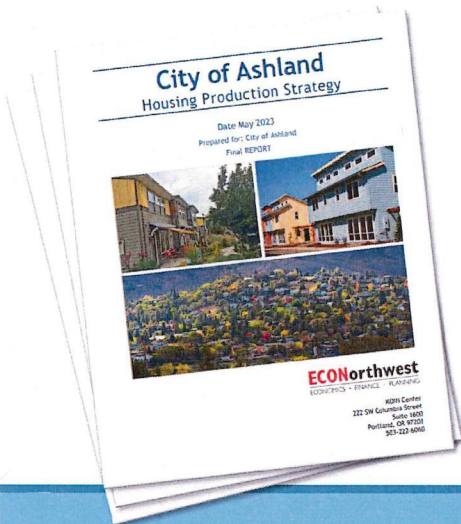


MHPZ Project

Overview

Ashland's Housing Production Strategy

Strategy G: Maintain quality and support preservation of existing manufactured home parks



Adopted by the City Council in 2023 and acknowledged by the State of Oregon, the Housing Production Strategy identifies actions to address Ashland's housing needs. Establishment of the Manufactured Home Park Zone is one of the City's adopted HPS implementation measures to preserve manufactured home parks and support their long term viability.

CITY OF
ASHLAND

MHPZ Project

Overview

Purpose: Preserve manufactured home parks while supporting reinvestment and modernization.

- Establishes a dedicated Manufactured Home Park Zone and Comprehensive Plan designation.
- Facilitates reinvestment in existing parks by allowing partial improvements in existing nonconforming parks without requiring full upgrades, through Conditional Use Permit review.
- Modernizes existing standards to newly accommodate smaller homes, modular units, and RVs as allowed by state law.
- Newly allows limited park serving amenities, such as management offices, community buildings, and coffee shops, through Conditional Use Permit review.
- Increases allowable densities up to 18 units per acre.

CITY OF
ASHLAND

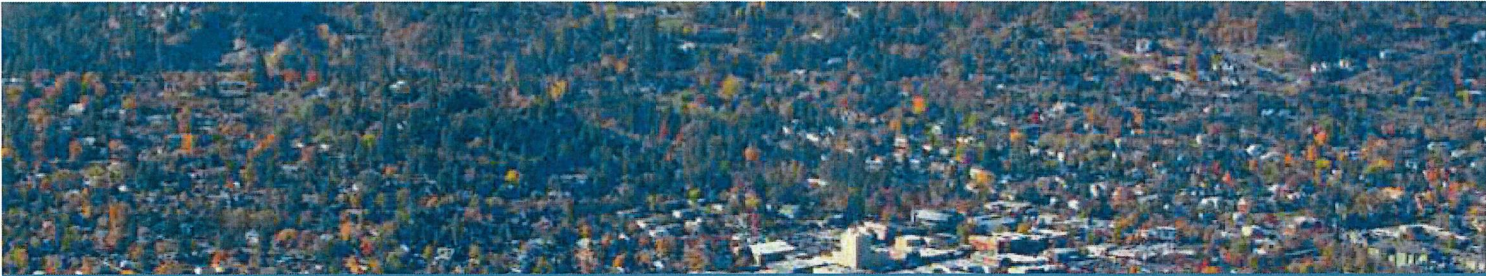
MHPZ Project

Overview

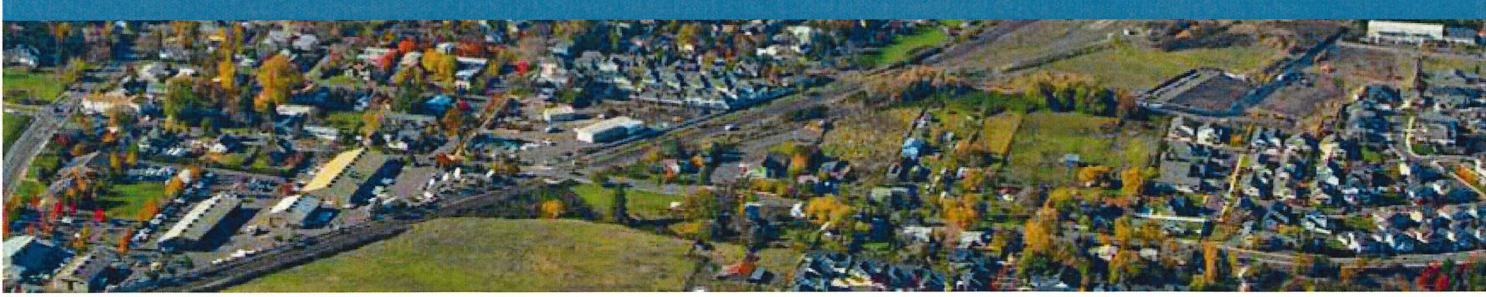
Purpose: Support long term housing choice and align local regulations with Oregon law.

- Preserves existing manufactured home parks as a needed housing resource.
- Protects existing manufactured home parks from conversion to non park uses.
- Provides residents notice and an opportunity to organize in the event of a proposed park sale.
- Aligns local standards with state requirements for manufactured housing.
- Incorporates state mandates for childcare facilities, residential care facilities.
- Reduces regulatory uncertainty through clear standards and procedures.

CITY OF
ASHLAND



Proposed MHP Zone



Proposed MPH Zone

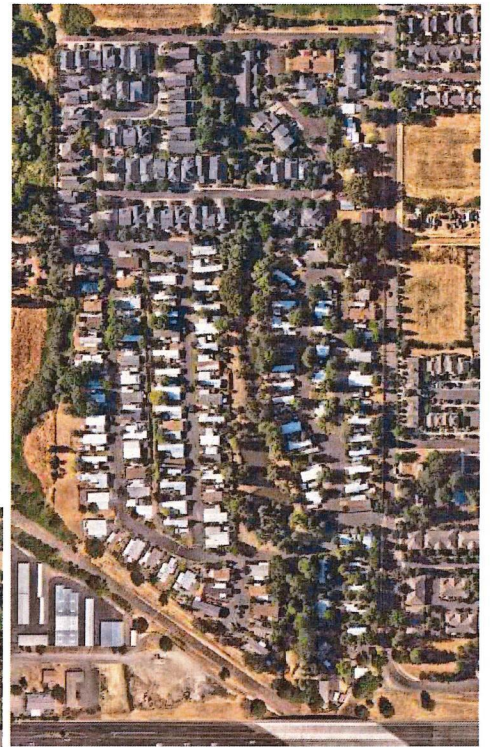
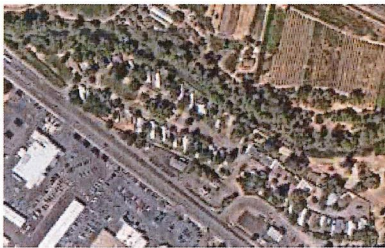
The Manufactured Home Park Zone (MHPZ) is proposed for 4 existing manufactured housing communities.

2 are located within the Ashland city limits:

- Wingspread Manufactured Home Park
- Tolman Creek Manufactured Home Park

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

- Siskiyou Village Manufactured Home Park
- Navoo Park Estates



CITY OF
ASHLAND

Proposed Ordinances



Ordinance 3296

Land Use Ordinance Amendments Establishing the MHPZ

Create the Manufactured Home Park Zone and modernize existing park development standards to support reinvestment, flexibility, and long term park viability.

Key Changes

- Increases allowable MHP density to 18 units per acre.
- Increases lot coverage allowances to 65% covered 35% landscaped
- Accommodates a wider range of housing types, including manufactured homes, prefabricated modular units, and RVs as allowed by state law.
- Replaces traditional zoning setbacks with Fire Code separation standards.
- Allows proportional improvements and expansion of existing nonconforming parks.
- Removes minimum lot size and unit dimensional requirements.
- Clarifies annexation standards and zoning treatment for manufactured home parks entering the City.
- Updates and clarifies standards to implement recent state housing legislation, including citywide allowances for childcare facilities and residential care uses.

CITY OF
ASHLAND

Ordinance 3297

New Zoning Map reflecting the MHPZ

Apply the Manufactured Home Park Zone to 2 existing manufactured home parks in the City.



Key Changes

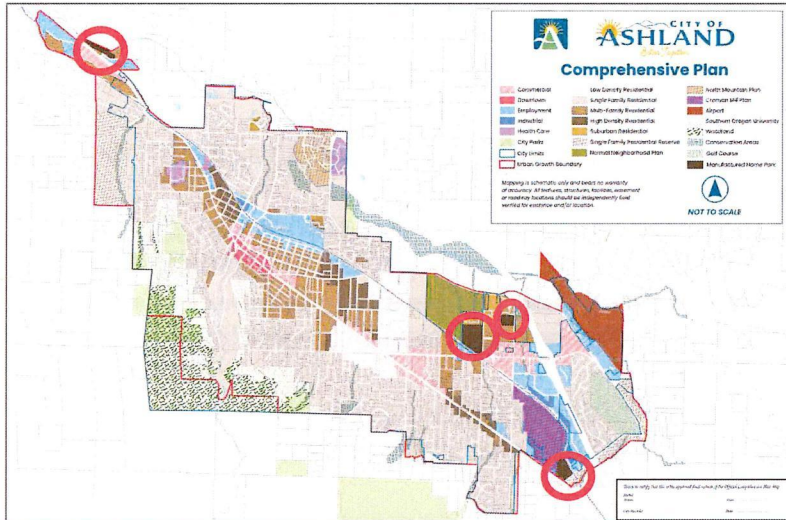
- Applies the MHPZ to existing manufactured home parks within the City.
- Preserves these sites for manufactured home park use.
- Implements the Housing Production Strategy preservation action.

CITY OF
ASHLAND

Ordinance 3298

New Comprehensive Plan Map reflecting the MHP designation

Apply the Manufactured Home Park Designation to 2 existing manufactured home parks in the City, and 2 within the Urban Growth Boundary



Key Changes

- Establishes a new Manufactured Home Park designation.
- Applies the designation to existing manufactured home parks within the City and UGB.
- Aligns the Comprehensive Plan Map with the proposed zoning changes.

CITY OF
ASHLAND

Ordinance 3306

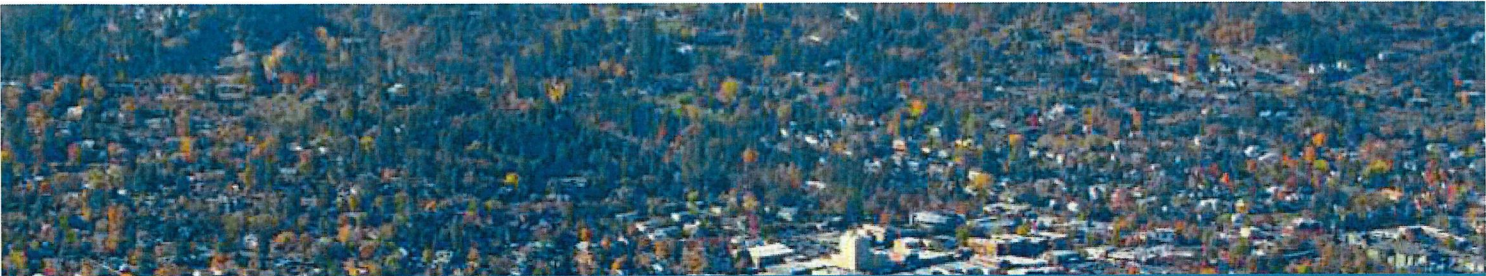
New Manufactured Home Park Resident Protections

Add a new chapter (10.116) 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.

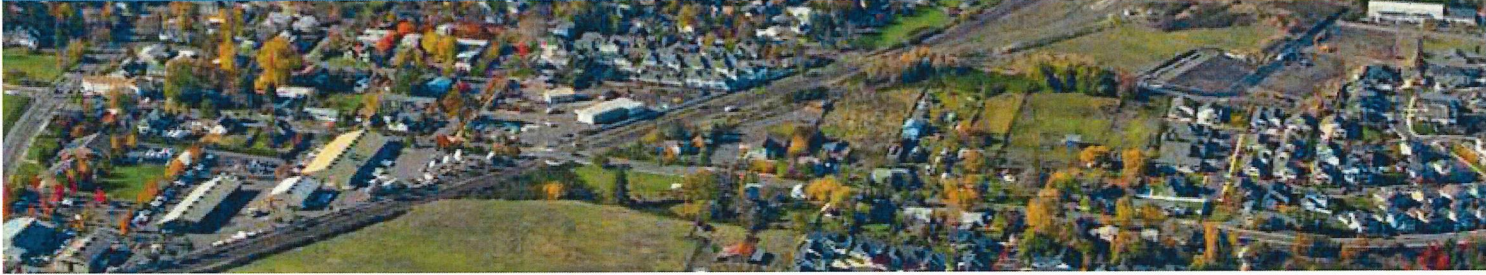
Key Changes

- Requires 180 day notice of a proposed park sale.
- Provides time for residents to organize and explore Resident Owned Community purchase opportunities.
- Establishes local resident protection measures.

CITY OF
ASHLAND



Recommendations



Housing and Human Services Advisory Committee Recommendation

Ordinances 3296, 3297, 3298, and 3306

HHSAC forwarded a recommendation to the Planning Commission and City Council to support the code changes as presented with the following amendment:

- Remove Upper Pines in the Manufactured Home Zone Ordinance because of its inclusion in the Climate Friendly Area overlay.

Planning Commission Recommendation

Ordinances 3296, 3297, and 3298

The Planning Commission recommend approval of the proposed manufactured home park zone ordinance package for PA-L-2026-00018, including Ordinances 3296, 3297, and 3298 with amendments as incorporated in the Council packet.

- **Ordinance 3296:** Amended definitions to clarify that "Manufactured Home Park," "Manufactured Housing Development," and "Manufactured Dwelling Park" are synonymous terms.
- **Ordinance 3297:** Removed Upper Pines Mobile Home Park and Ashland RV Park (278 Idaho Street) from the proposed Manufactured Home Park Zone map.
- **Ordinance 3298:** Removed Upper Pines Mobile Home Park, Ashland RV Park (278 Idaho Street), and Jackson Wellsprings from the proposed Manufactured Home Park Comprehensive Plan designation map.

Planning Commission Recommendation

Ordinance 3306 (AMC Chapter 10.116)

The Commission forwarded the ordinance to the City Council for consideration, together with its comments, and recommended additional City Attorney review prior to adoption.

Planning Commission Comments on Ordinance 3306

- Supported resident protection objectives and extension of notice of park sales.
- Requested clarification of notice requirements, duration of notice periods, and key terminology (e.g., tendered vs. executed agreements).
- Raised potential state law preemption concerns.
- Recommended further legal review prior to adoption.

Staff Recommended Council Motions for Public Hearing on 6/16

Motion 1 – Ordinance No. 3296

I move to approve first reading of Ordinance No. 3296 amending Ashland Municipal Code Sections 18.2.2.030, 18.2.3.170, 18.2.3.180, 18.3.9.020, 18.3.9.030, 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, as presented.

Motion 2 – Ordinance No. 3297

I move to approve first reading of Ordinance No. 3297 amending the Ashland Zoning Map to establish the Manufactured Home Park Zone, as presented.

Motion 3 – Ordinance No. 3298

I move to approve first reading of Ordinance No. 3298 amending the Ashland Comprehensive Plan Map to establish the Manufactured Home Park designation, as presented.

Motion 4 – Ordinance No. 3306

*I move to continue consideration of Ordinance No. 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 to **July 21, 2026**, and direct staff to return with any revisions recommended following further legal review.*

Questions



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary
prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

6/16/26

Name: (Please Print)

John MAUER

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

Healthcare

Public Forum Topic (Non-agenda Item):

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary
prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

2016/04/16

Name: (Please Print)

Beny Bell-Baruch

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

Public Forum Topic (Non-agenda Item):

County Hospital

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary
prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

6/16/2026

Name: (Please Print)

SUZANNE HAVEMAN

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

no

Public Forum Topic (Non-agenda Item):

Ashland Community Hospital

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary
prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

JUNE 16, 2026

Name: (Please Print)

JOHN TYLER

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

Public Forum Topic (Non-agenda Item):

ADVISORY COMMITTEE SCHEDULING

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

6/16/20

Name: (Please Print)

NATE (NATHAN) WITEMBERG

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

Public Forum Topic (Non-agenda Item):

FIRE DANGER

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary
prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

JUNE 16, 2026

Name: (Please Print)

PAUL MOZING

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

Public Forum Topic (Non-agenda Item):

2025-2027 Biennial Budget

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date: June 16, 2026

Name: (Please Print)
Allison Mendel

Ashland Resident:
☒ YES ☐ NO City: _____

Agenda Topic/Item Number:
SERVAC

Public Forum Topic (Non-agenda Item):
→

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary
prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

6/16/26

Name: (Please Print)

Suzanne MacCracken (Jan)

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

~~Committee Staffing~~

Public Forum Topic (Non-agenda Item):

Committee Staffing

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date: 6/16/26

Name: (Please Print)

Emily Simon (SERJAC)

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

Public Forum Topic (Non-agenda Item):

Cmts to SERJAC meetings

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.

1. The first part of the paper is devoted to a discussion of the general principles of the theory of the structure of the atom.

2. The second part of the paper is devoted to a discussion of the general principles of the theory of the structure of the atom.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary
prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

6/16/2026

Name: (Please Print)

ALLAN SANDLER

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

Health Care

Public Forum Topic (Non-agenda Item):

✓

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

8/16/26

Name: (Please Print)

Debbie Neisewander

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

(Heat Stroke)

Public Forum Topic (Non-agenda Item):

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

June 16, 2026

Name: (Please Print)

Mardi Mastani

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

Non Agenda Items *Rec'd*

Public Forum Topic (Non-agenda Item):

Traffic Calming Petition, Granite St

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

6/16/26

Name: (Please Print)

Carey Mastain

Ashland Resident:

☒ YES ☐ NO City: Ashland

Agenda Topic/Item Number:

Public Forum

Public Forum Topic (Non-agenda Item):

Granite St. Safety

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

6/16/20

Name: (Please Print)

Brandon Polanco (SERJAC)

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

Public Forum Topic (Non-agenda Item):

SERJAC Cuts

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

Nomud

Name: (Please Print)

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

Public Forum Topic (Non-agenda Item):

Night/week Hunt Issues

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date: 6/16/26

Name: (Please Print)

Doug Huston

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

~~Proclamation against~~

Public Forum Topic (Non-agenda Item):

encourage proclamation against any ICE detention facility

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.

Did not speak



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

6/16/26

Name: (Please Print)

Hilary Avalon

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

Public Forum Topic (Non-agenda Item):

dead trees / fire hazard / notice to residents of public works activity / bikes in

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.

Lithia Park



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

6/16/26

Name: (Please Print)

Bruce Davis (via zoom)

Ashland Resident:

☐ YES ☐ NO City: _____

Agenda Topic/Item Number:

MHPZ

Public Forum Topic (Non-agenda Item):

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary
prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

6/16/2026

Name: (Please Print)

Mary Lou Gross

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

Zoning Ordinance

Public Forum Topic (Non-agenda Item):

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

6/16/26

Name: (Please Print)

Delores Nims

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

Zone Ordinance

Public Forum Topic (Non-agenda Item):

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary
prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

6/16/26

Name: (Please Print)

Alan Ackroyd

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

Zoning ordinance

Public Forum Topic (Non-agenda Item):

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary
prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

June 17, 2020

Name: (Please Print)

MARY ANN SHANK

Ashland Resident:



YES



NO

City: _____

Agenda Topic/Item Number:

Mobile home park zoning

Public Forum Topic (Non-agenda Item):

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

June 16, 2020

Name: (Please Print)

Rich Behde

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

X-6 New Suckers Port Zone

Public Forum Topic (Non-agenda Item):

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

6/16/26

Name: (Please Print)

Dylan Dahlke

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

10b - Manufactured Park Zoning

Public Forum Topic (Non-agenda Item):

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary
prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

6/16/2020

Name: (Please Print)

Teresa Cisneros

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

Public Forum Topic (Non-agenda Item):

Public Hearing 'b'

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

6/16/26

Name: (Please Print)

Cate Hartzell

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

Marf Home Park Zone

Public Forum Topic (Non-agenda Item):

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary
prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

6/16/26

Name: (Please Print)

SHARON BAYSON

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

Halt Herbicide Use

Public Forum Topic (Non-agenda Item):

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary
prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

6/16/26

Name: (Please Print)

Angelina McClean

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

b. Consideration of Hact on City Herbicide

Use

Public Forum Topic (Non-agenda Item):

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



SPEAKER REQUEST FORM

Submit this form to the meeting Secretary prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

6/16/26

Name: (Please Print)

Cate Hartzell

Ashland Resident:

☒ YES ☐ NO City: _____

Agenda Topic/Item Number:

Glyphosate Spray/Pesticide Moratorium

Public Forum Topic (Non-agenda Item):

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

Disclaimer: By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.

To: Ashland City Council

6/16/26

copy of petition submitted one year ago.

June 5, 2025

Dear City of Ashland, Public Works Department,

Residents of Granite Street and surrounding area are hereby requesting initiation of the City of Ashland Traffic Calming program to address concerns of Pedestrian Safety Measures and Traffic-Calming Strategies urgently needed on Granite Street and adjoining streets on Granite Street, from High Street all the way to the end of the pavement (1.2 miles) and Nutley Street, from Winburn Way to Scenic Drive and nearby streets, including High Street and Baum Street.

Please find attached Petition to Initiate Neighborhood Traffic Calming Program and accompanying signatures.

With best wishes,

Mardi

Carey

Mardi Mastain (114 Granite St) and Carey Mastain (227 Granite St)

Petition to Initiate Neighborhood Traffic Calming Program

For City of Ashland, Public Works Department, June 5, 2025

Location: Granite Street, from High Street all the way to the end of the pavement (1.2 miles) and Nutley Street, from Winburn Way to Scenic Drive and nearby streets, including High Street and Baum Street.

Statement of Need: Pedestrian Safety Measures and Traffic-Calming Strategies are urgently needed on Granite Street and adjoining streets.

DETAILS OF THE PROBLEM:

Granite Street, the street that runs along Ashland's world-famous, ever-popular, and highly used Lithia Park has ONLY ONE PEDESTRIAN CROSSWALK, and that is where Granite Street meets North Main Street. Every other spot along the 1.2 miles of paved Granite Street requires pedestrians to cross the street without the safety and protection of marked crosswalks. Even the busy intersections at High Street and at Nutley do not have crosswalks.

Whereas Ashland's downtown streets are models of pedestrian safety, that concern for safety does not extend to the nearby major street of Granite.

Pedestrians, both children and adults, are risking life and limb every time they cross Granite Street from the west side to the east side, to play pickleball, to attend summer band concerts, to climb and swing at the children's playground, to wander through the Japanese Garden, to hike along the creek, or to access the downtown area using Alice Peil Walkway and Calle Guanajuato Park stairway. And they are again at risk when they cross from the east side to the west side of Granite to reach their cars or homes.

There is a school bus stop on Granite near High Street, so children must cross Granite to board the bus and again to return to their homes west of Granite. No crosswalk exists to show the safest place for the students to cross, and since Granite Street curves at that place, this is an especially dangerous blind spot. In addition to students, the hundreds of other neighbors who live west of Granite Street (off of High, Baum, Nutley, and Strawberry Streets) have no safe place to cross.

The problem is exacerbated by the fact that drivers are not adhering to the 25-mph speed limit, nor are they consistently stopping at the two-way stop signs at Nutley. Often, they are not even slowing down at the stop signs.

Many neighbors report that cars are speeding on Granite Street after dark, from High Street all the way past the Cottonwood Memorial parking lot. Several neighbors have had the side mirrors of their parked cars 'nicked' at night. In addition to the safety and legality issues, the noise is

exasperating.

Bicycle riders, both children and adults, do not have the safety of a designated bike lane as they navigate their way on Granite to the Ashland Watershed Mountain Biking Trails.

In summary, these are the four parts to the safety problem in our neighborhood: 1) the **absence of crosswalks** on Granite Street, 2) the **speeding traffic** along the 1.2 miles of Granite Street, due to a lack of traffic calming features and non-enforcement of the 25 mph speed limit, 3) the **absence of sidewalks** (or painted pedestrian lanes) south of where the sidewalk ends at the Parks and Recreation entrance and 4) the **absence of a designated bike lane** along Granite Street.

These safety issues have been present for many years and have gotten steadily worse. Approximately 6 years ago, several residents were successful in getting the city to place a speed trailer in two different locations at two different times:

First on Granite Street near the park steps that are up the hill from the pickleball courts and then on Granite Street at Nutley Street. In both of those studies, drivers would slow down considerably upon seeing the speed sign. As soon as they crossed the wire in the street, they would speed up again. And as soon as the trailer was removed, the traffic went back to its usual 30 to 40 mph speeds. As a deterrent, the speed trailer worked well. As a measure of the problem, it did not. The results were skewed and did not show the actual traffic speeds. Ideally, the data collection device should be concealed from drivers during the data collection phase and/or a permanent speed sign should be installed.

PROPOSED SOLUTIONS:

Crosswalks

The first proposal of this petition is for the City of Ashland Public Works to promote the safety of pedestrians by painting crosswalks at the following locations:

1. On High Street and on Granite Street where they meet (2 crosswalks);
2. At the intersection of Granite and Nutley Streets (4 crosswalks);
3. On Granite, from 143 Granite Street to the inclined path that leads to the Butler-Perozzi Fountain (1 crosswalk);
4. On Granite, from 163 Granite Street to the steps and path that lead to the Butler-Perozzi Fountain (1 crosswalk);
5. On Granite, from 205/207 Granite Street to the steps that lead to the Japanese Garden (1 crosswalk);
6. On Granite, from 227 Granite Street to the steps into Lithia Park above the pickleball courts (1 crosswalk);
7. On Granite, at Winburn, near the upper duck pond (3 crosswalks);
8. On Granite at the entrance to the old Parks and Recreation office/S. Pioneer Street (1 crosswalk);
9. On Granite at the Cottonwood Memorial parking lot (1 crosswalk);

10. At Nutley and Winburn (2 crosswalks);

Traffic-calming Features

The second proposal of this petition is to request traffic-calming features that include the following:

1. Installation of two additional stop signs at the intersection of Granite and Nutley; It should be a four-way, not a two-way, stop;
2. Two stop signs on Granite Street at the High Street intersection;
3. Speed bumps, strategically placed all along Granite Street, with gaps placed between the bumps so a fire engine can pass without needing to go over the bumps;
4. Reduce the speed limit from 25 mph to 15 or 20 mph all along Granite Street and on Nutley Street from Windburn to Scenic. It is well established that the faster the car speed, the more likely someone is to die from being hit.
5. A permanent digital speed indicator;
6. A bike lane on Granite Street between North Main and the swimming reservoir;
7. Other features as described in your Traffic Calming and Safety Improvement Program.

Additional Sidewalk or Designated Pedestrian Path Where There is Neither

The third proposal of this petition is to request safe passage for pedestrians on Granite Street where there is neither a sidewalk nor a dirt path. This occurs on the section of Granite Street from S. Pioneer Street (also known as the entrance to the Parks and Recreation office) south, up the hill, to the place where there is a dirt path, on the east side of Granite Street. Possible solutions include the following:

1. Installation of a sidewalk;
2. Creation of a pedestrian lane by painting a safe zone on the pavement;
3. Creation of a dirt path on the perimeter of the park on that stretch of the street.

CONCLUSION:

In conclusion, this is a heartfelt plea from many Ashland residents for the immediate and long overdue actions that will increase the safety of pedestrians and bicyclists in our neighborhood. Let's not wait for a fatal accident before doing the right thing.

Printed name:	Mardi Mastain	Phone:	541-261-3000
Address:	114 Granite Street	Support	Yes
Signature:	Mardi Mastain	Oppose	No
		Date:	June 1, 2025

Printed name:	Carey Mastain	Phone:	916-806-0017
Address:	227 Granite Street	Support	Yes
Signature:	Carolyn L. Mastain	Oppose	No
		Date:	June 1, 2025

Printed name:	Julianne Mastain	Phone:	707-293-8215
Address:	70 Granite Street	Support	Yes
Signature:	Julianne Mastain	Oppose	No
		Date:	June 1, 2025

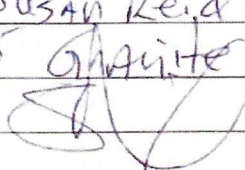
Printed name:	Counie Lynn	Phone:	541-292-1509
Address:	74 Granite St	Support	Yes
Signature:	Counie Lynn	Oppose	No
		Date:	6/2/25

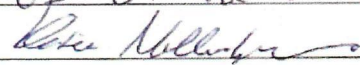
Printed name:	Carla Barnett	Phone:	408-605-1158
Address:	55 Granite St	Support	Yes
Signature:	Carla Barnett	Oppose	No
		Date:	6/2/25

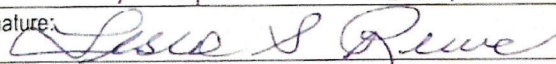
Printed name:	Christian Langenstein	Phone:	561-698-9466
Address:	47 Granite St.	Support	Yes
Signature:	Christian Langenstein	Oppose	No
		Date:	6/2/25

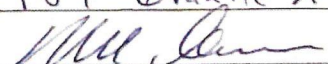
Printed name:	Samantha Langenstein	Phone:	561-386-1509
Address:	47 Granite St	Support	YES!
Signature:	Samantha Langenstein	Oppose	
		Date:	6/2/25

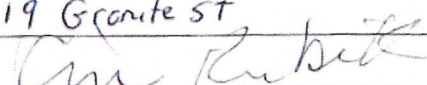
Printed name: Lorena Harris	Phone: 530-520-4701		
Address: 52 Granite St Ashland	Support ☒ yes	Oppose	
Signature: Lorena Harris		Date: 6.2.25	

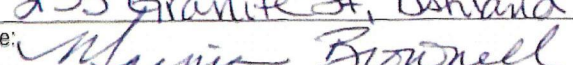
Printed name: Susan Reid	Phone: 541 531 9114		
Address: 155 Granite St Ashland	Support ☒	Oppose	
Signature: 		Date: 6.2.25	

Printed name: Katie Nollenberger	Phone: 509-701-8605		
Address: 185 Granite St	Support ☒ yes	Oppose	
Signature: 		Date: 6-2-25	

Printed name: Leslie Reeve	Phone: 503 313 8108		
Address: 189 Granite St.	Support ☒ YES!	Oppose	
Signature: 		Date: 6/3/2025	

Printed name: Mark Reeve	Phone: 503 888 0843		
Address: 189 Granite St	Support ☒ YES	Oppose	
Signature: 		Date: 6/3/25	

Printed name: Kim Kubik	Phone: 415-866-6469		
Address: 119 Granite St	Support ☒ yes	Oppose ☒ No	
Signature: 		Date: June 3, 2025	

Printed name: Marnia Brownell	Phone: 650-207 4979		
Address: 233 Granite St, Ashland	Support ☒ yes	Oppose	
Signature: 		Date: 6/3/25	

Printed name:	CHERYL HARDEN	Phone:	408) 314-1515
Address:	61 Baum St, Ashland	Support	yes
Signature:	Cheryl Harden	Oppose	no
		Date:	6-3-25

Printed name:	ROBIN DONALDSON	Phone:	907-301-8662
Address:	40 GRANITE ST.	Support	YES
Signature:	[Signature]	Oppose	NO
		Date:	6/03/25

Printed name:	Abigail Harris	Phone:	3107558000
Address:	35 Granite St	Support	yes
Signature:	[Signature]	Oppose	
		Date:	6.4.25

Printed name:	NANCY FOSTER JACOBS	Phone:	650-219-4755
Address:	26 HIGH STREET	Support	YES!
Signature:	[Signature]	Oppose	
		Date:	6/4/2025

Printed name:	STELLA (BERNADETTE) GLUHAC	Phone:	408-480-3649
Address:	25 GRANITE STREET	Support	(YES)
Signature:	[Signature]	Oppose	
		Date:	

Printed name:	Tracy Stoehr	Phone:	(650) 504-1863
Address:	135 Granite St	Support	YES!
Signature:	[Signature]	Oppose	
		Date:	04 JUN 25

Printed name:	ROD LEMP	Phone:	541 706-0152
Address:	94 GRANITE ST	Support	YES
Signature:	[Signature]	Oppose	
		Date:	5/4/25

Printed name:	Wendell Sharp	Phone:	508-362-3800
Address:	135 Nutley	Support	☒ Oppose
Signature:	Wendell M Sharp	Date:	6-3-2025

Printed name:	Ed Zobel	Phone:	541-482-0721
Address:	29 Granite St.	Support	☒ Oppose
Signature:	Ed Zobel	Date:	6-4-2025

Printed name:	David R Parvaneh Scoggin	Phone:	541-531-8546
Address:	73 Granite St.	Support	☒ Oppose
Signature:	Parvaneh Scoggin	Date:	6-4-2025

Printed name:	Justin Petersen	Phone:	612-308-1391
Address:	111 Granite St	Support	☒ Oppose
Signature:	J - 2 Pt	Date:	6/4/25

Printed name:	Michael O'Hare ^{Alleged Buyer}	Phone:	908-400-7882
Address:	41 Granite St	Support	☒ Oppose
Signature:	Michael O'Hare	Date:	

Printed name:	Susan Brown	Phone:	541 973 4818
Address:	139 Granite St	Support	☒ Oppose
Signature:	Susan Brown	Date:	6.4.25

Printed name:	PAUL GRILLEY	Phone:	541-210-1078
Address:	61 NUTLEY STREET	Support	☒ Oppose
Signature:	Paul Grilley	Date:	2025-June-04

Why hasn't Ashland added this letter from the Oregon Department of Revenue
reprimanding them for violating ORS 294.456 to city's archive of CITY DOCUMENTS?

456



Oregon

Tina Kotek, Governor

Department of Revenue
Property Tax Division
955 Center St NE
PO Box 14380
Salem, OR 97309-5075

April 13, 2026

City of Ashland

ATTN: Bryn Morrison, Interim Finance Director

Sent via email: bryn.morrison@ashland.or.us

The Department of Revenue is responsible for providing municipal corporations with information on budgeting practices, Local Budget Law, and the laws relating to property taxes. As part of our oversight role under ORS 294.495, we will review a district's budget process upon request of a citizen to ensure compliance with Local Budget Law. We have recently received an inquiry into the city of Ashland's budget hearing and adoption process for the 2025-2027 biennium. I have reviewed your 2025 process and am bringing forward the following issue:

- ORS 294.453 requires the governing body to hold a hearing on the budget as approved by the budget committee. ORS 294.456 allows the governing body to make changes to the approved budget only after that budget hearing. That amended budget can then be adopted by the governing body (although in some cases a second hearing may be required).
- Based on a review of the minutes and video from the budget hearing and adoption at the June 3, 2025, City Council Meeting, the hearing was held on an amended version of the budget rather than the budget as approved by the budget committee. While the changes were within the authority of the council to make and did not require a second hearing, they could only be made after the budget hearing and prior to adoption.

We are not directing the city to make any changes to the budget for the 2025-2027 biennium. However, the city will need to revise its budget process to ensure the proper order is followed in the future.

If you have any questions or wish additional assistance, call or email me at the numbers listed below. If you need a copy of the *Local Budgeting Manual*, you can access the current version online at <https://www.oregon.gov/dor/forms/pages/default.aspx>.

In addition, we will be providing a free Local Budget Law workshop in Medford this coming July. If you have not already done so, feel free to sign-up for our email list at <https://omls.oregon.gov/mailman/listinfo/localbudget> to be notified once details are finalized.

Regards,

Danette Benjamin, Revenue Manager 2
Property Tax Division
Oregon Department of Revenue
(971) 301-1149
danette.m.benjamin@dor.oregon.gov

Together, we collect the revenue that Oregon counts on.

