



CITY OF ROGUE RIVER

133 Broadway • Box 1137 Rogue River, Oregon 97537 • (541) 582-4401
Fax: (541) 582-0937 • website: cityofrogueriver.org

PLANNING COMMISSION MEETING

Tuesday, August 26, 2025

6:00PM

This meeting is being digitally recorded.

This meeting is also available for attendance by phone or internet via <https://join.freeconferencecall.com/rogueriver>:

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1-978-990-5207

Enter Access Code: 2145898

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CALL TO ORDER

FLAG SALUTE

ROLL CALL

AGENDA

PUBLIC COMMENT

(Up to 3 minutes from any individual regarding an issue not on the agenda)

OLD BUSINESS

1. Minutes

NEW BUSINESS

2. PLANNING FILE NO. SIT 2025-06: SITE PLAN REVIEW TO BUILD A 110-UNIT MINI STORAGE FACILITY AT **5204 N. RIVER ROAD**. (LEGAL DESCRIPTION: 36S-4W-22C TAX LOT 100)

APPLICANT/OWNER: AMERICAN SECURE STORAGE INC (CHRISTIAN HUTTEMA)

AGENT: JUSTIN GERLITZ P.E., GERLITZ ENGINEERING CONSULTANTS

3. PLANNING FILE NO. CUP 2025-01: CONDITIONAL USE PERMIT, SITE DESIGN REVIEW, ZONING MAP AMENDMENT, PROPERTY LINE VACATION TO EXPAND AN EXISTING MANUFACTURED DWELLING PARK DEVELOPMENT BY ADDING EIGHT (8) ADDITIONAL SPACES AT **515 E MAIN STREET**, ROGUE RIVER, OREGON. (LEGAL DESCRIPTION: 36S-4W-15 & 22 TAX LOTS 1000, 1002, 1006)

APPLICANT/OWNER: CENTRAL ROGUE MHC LLC

AGENT: IAN M COLE, P.E., NEXGEN



TREE CITY USX

PLANNING COMMISSION PACKET

AUGUST 26TH, 2025

Under the ANCECE and other laws, Section 514 of the Revised Code of 1943

"Home of the National Rooster Crowing Contest"



1

OTHER BUSINESS

Staff comments and updates

ADJOURN

NEXT PLANNING COMMISSION WORKSHOP: SEPTEMBER, 2025, AT 10:00 AM

Public Participation: Members of the public are welcome to attend Council meetings unless otherwise noted. Public participation by testimony or comment is only permitted on certain matters, the order and length of which shall be regulated by the Council's presiding officer. Any member of the public who fails to comply with the Council's rules of conduct or who causes a disturbance shall be asked to leave, and upon failure to do so, becomes a trespasser. Unauthorized remarks from the audience, stamping of feet, whistles, yells, and similar demonstrations shall not be permitted.

Access Assistance: City Hall is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made a least 48 hours before the meeting to City Administrator, Ryan Nolan, in person, Monday through Thursday, between 9:00 a.m. and 5:00 p.m., or via first class mail at PO Box 1137, Rogue River, OR 97537 or electronically at rnolan.roc1tyofrogueriver.org.

Meeting Violation: Written grievances regarding violations of provisions of Public Meetings Law (ORS 192.610 to 192.705) may be submitted to City Administrator, Ryan Nolan, in person, Monday through Thursday, between 9:00 a.m. and 5:00 p.m., or via first class mail at PO Box 1137, Rogue River, OR 97537 or electronically at [rnolan\(wc1tyofrogueriver.org](mailto:rnolan(wc1tyofrogueriver.org).



CITY OF ROGUE RIVER

PLANNING COMMISSION MEETING

TUESDAY, AUGUST 26, 2025 – 6:00 P.M.

ORDER	EXHIBIT	PAGE #
1	June 24, 2025 Minutes	4
2	SIT 2025-06, 110 unit self-storage development at 5204 N. River Road	
	- Staff Report	5-14
	- Land Use Application	15-38
	- Comments	39-45
3	CUP 2025-01, Expansion of existing manufactured dwelling park at 515 E. Main Street	
	- Staff Report	46-67
	- Land Use Application	68-93
	- Original Conditional Use Conditions of Approval	94-96
	- Existing City Easements	97-104
	- Comments	105-110

PLANNING COMMISSION MEETING MINUTES
Tuesday, June 24, 2025

CALL TO ORDER: 10:06AM

ROLL CALL: Barb Gregory (Council Liaison) joined us late online, Ed Hudson, Dean Stirm, Jonna Strauss, Dee Copley, and Chair Jay Chick

ABSENT: Brandy Lockwood

STAFF: Planner RVCOG Onnie Heater, and Recorder, Diane Oliver

PRESS: Brian Mortensen with the Rogue Valley Press arrived at 10:12am

AGENDA

OLD BUSINESS

Minutes:

Move to approve May 27th, 2025, Planning Commission meeting minutes, motion by Dean Stirm, seconded by Ed Hudson

Vote: All ayes, none opposed, minutes of May 27th, 2025, approved.

PUBLIC COMMENT: None

Planning Commission reviewed and discussed in length the Planned Unit Development Criteria. The Commission read through the criteria to give the PUD section more teeth since that is the direction the city council wants them to go. Onnie will come back on July 8th, 2025, with better residential base density requirements.

NEW BUSINESS

OTHER BUSINESS

Staff comments and updates: Oliver reports that staff is working hard on the upcoming the Rooster Crow festivities coming up this weekend.

ADJOURN: Move to adjourn the meeting at 12:18PM, motion by Ed Hudson, seconded by Dean Stirm

Vote: All ayes, none opposed, meeting is adjourned at 12:18PM.



CITY OF ROGUE RIVER

133 Broadway St, Rogue River, OR 97537
(541) 582-4401

TYPE III STAFF REPORT FOR SITE DESIGN REVIEW

Date: July 31, 2025
Prepared By: Onnie Heater

FILE: SIT 2025-06
Site Design Review

Owner American Secure Storage INC
3134 Foothill Blvd
Grants Pass, OR 97526

Engineer Gerlitz Engineering Consultants
223 NE "B" Street
Grants Pass, OR 97526

Property Location 5204 N River Road

Legal Description Township 36 South, Range 4 West, Section 22C,
Tax Lot 100

Lot Size 1.77 Acres

Comprehensive Plan Industrial (I)

Zoning M-1, Industrial General District

Proposal Request for site plan approval related to a
proposed 110-unit mini storage facility
consisting of four buildings (24,550 SF), to be
developed in two phases.

Procedure Type Type III – Site Design Review (§17.115.050)

Approval Criteria Site Design Approval Criteria (§17.115.090)

Applicable Development Code Title 5 Business Licenses, Taxes and
Regulations; Title 12 Streets, Sidewalks and
Public Places Title 13 Public Utilities and
Services; Title 15 Buildings and
Construction; Title 17 Zoning; Title 18
Development Administration

1.0 PROPERTY CHARACTERISTICS

- 1.1 Access: Access is currently off of North River Road
- 1.2 Natural Features:
 - 1.2.1 Water & Wetlands: No streams or wetlands
 - 1.2.2 Flood Hazard: No portion of the property falls within a FEMA special flood hazard area.
 - 1.2.3 Steep Slopes: None
- 1.3 Previous Land Use Actions: No improvements are recorded on the Jackson County Assessor Real Property Report
- 1.4 Current Land Use:
Vacant Land
- 1.5 Neighboring Land Uses: The property is bordered by a variety of zones and jurisdictions. To the north, it adjoins an unimproved property designated as M1 within the city limits. On the east side, the neighboring land falls under the county's WR designation and is improved with a residence. The southern boundary is also within the county, zoned as R-5 and developed with a residence. To the west, the property is adjacent to the Murphy Company, which occupies land zoned as M1 within the city.

2.0 AUTHORITY

Site Design Review approval is required for new development, according to the Rogue River Municipal Code §17.115.020 *Applicability*.

Site Design Review may be a Type II (Administrative) procedure or a Type III (Quasi-judicial) procedure, per RRMCMC §17.115.040 *Review Procedures*. This application is a Type III procedure because the use exceeds 5,000 square feet of gross leasable floor area and the project involves more than one-acre total site area.

Procedures are described in RRMCMC §17.10.070 *Procedures*.

3.0 PROCEDURE AND TIMELINE

The process and timeline for a Type III review is described in RRMCMC §17.10.070 (F).

- 3.1 Pre-application conference: 7/06/2025
 - 3.2 Application submitted: 06/13/2025
 - 3.3 Application complete: 06/25/2025
 - 3.4 Mailed Notice: 08/04/2025
 - 3.5 Published Notice: 08/13/2025 in the *Rogue River Press*
 - 3.6 Staff Report: 08/12/2024
 - 3.7 Public Hearing: 08/26/2025
 - 3.8 Appeal deadline: Within twelve (12) days of the final order mailed
 - 3.9 120-Day Deadline: 10/23/2025
ORS 197.311 requires that final action on this application be taken within 120 days from when the application is deemed complete.
-

4.0 FINDINGS

Per RRM C §17.115.090 *Approval Criteria*, the Planning Commission uses the following criteria for a Site Design Review.

- 4.1 *Complies with the Rogue River Comprehensive Plan.*

Staff Notes: Satisfied

The proposed mini-storage facility is a permitted use in the M-1 zone and is consistent with the Industrial designation in the Comprehensive Plan.

- 4.2 *Complies with all requirements of the zoning district.*

Staff Notes: Satisfied with conditions

The proposal meets or can be conditioned to meet all applicable zoning standards. The 1.77-acre lot exceeds minimum size requirements, and proposed building setbacks meet code.

- 4.3 *Complies with all other applicable requirements of this title.*

Staff Notes: Satisfied with conditions

The proposal either complies with all applicable zoning requirements as submitted or can be amended, subject to conditions, to fully meet the requirements set forth in Title 17 – the city’s zoning and planning code governing land use, site development, and applicable design standards.

- 4.4 *Adequate public services, facilities and utilities are available, or can be made available by the applicant as part of a proposed development.*

Staff Notes: Satisfied with conditions

The application indicates that fire flow will be secured via the existing fire hydrant along the road frontage; however, the area is served by a 6-inch PVC water main that might not meet fire protection flow standards. Although no additions to the sanitary sewer system are needed, the applicant must:

1. Explain the intended uses of the new water service connection.
2. Demonstrate compliance with applicable fire code requirements for fire protection and fire flow, including hydraulic calculations stamped by a registered engineer.
3. Provide verification that the facility complies with the City's Stormwater Total Maximum Daily Load (TMDL) and MS4 permit requirements.

Additionally, if the project increases runoff, Figure 9 of the City's Stormwater Master Plan dated April 2003 identifies stormwater conveyance deficiencies which would need to be mitigated for additional runoff.

The roadway adjacent to the site does not meet City improvement standards, and Section 12.10.020 requires sidewalks along all street frontages—but allows the City to defer sidewalk construction when abutting properties lack existing sidewalks. Therefore, as a condition of approval, the City shall require execution of a Deferred Improvement Agreement addressing future frontage and sanitary sewer utility improvements along North River Road.

- 4.5** The proposal includes required upgrades, if any, to existing development that does not comply with the applicable land use district standards.

Staff Notes: Satisfied with conditions

The existing driveway approach will be brought to City standards; a Deferred Improvement Agreement required for frontage upgrades.

- 4.6** Potential land use conflicts between the proposed project and adjacent uses have been adequately mitigated through specific conditions of development.

Staff Notes: Satisfied with conditions

While land-use conflicts are not expected—given industrial zoning to the north and west—the southern boundary of the property adjoins a residentially zoned parcel with an existing residence, and a public street runs along the western edge. Consequently, a minimum 10-foot side yard setback is required; a 10-foot landscaped buffer must be established and maintained by the property owner along the public street; and vegetative screens or buffers are required to minimize drift onto adjacent properties. Additionally, any service activities (including storage) adjoining or facing a residential zone must either be fully enclosed within a building or screened from view using a permanently maintained, sight-obscuring fence at least six feet in height.

- 4.7** Access shall comply with RRMC 17.65.080, and shall be properly placed in relation to sight distance, driveway spacing, and other related considerations, including opportunities for joint and cross access. The proposed development shall not diminish the function of public streets.

Staff Notes: Satisfied with conditions

The project will make use of the existing single access point on North River Road. The driveway connected to this access point will be upgraded to include two full travel lanes, ensuring adequate access for both tenants and emergency vehicles. As part of the

development requirements, any unpaved portions of the public right-of-way along the property frontage must be paved with asphalt or concrete to match the existing street surface. Additionally, any open operational areas on the site may be required to be surfaced with a durable, dust-free, and adequately drained material—such as asphaltic concrete, Portland cement concrete, or another approved alternative. Access to city streets will require a permit, subject to review and approval by the Public Works Director.

- 4.8** The road system shall provide adequate access to buildings for residents, visitors, deliveries, emergency vehicles, and garbage collection.

Staff Notes: Satisfied with conditions

The site layout features a circular driveway design that facilitates efficient ingress and egress for emergency vehicles. The drive aisles at the ends of the central building are widened to support turning movements. Additionally, a hammerhead turnaround is located at the facility entrance, allowing passenger vehicles to turn around without entering the secured area. All trash containers shall be fully enclosed.

- 4.9** An internal pedestrian system of sidewalks or paths shall provide connections to parking areas, entrances to the development, and open space, recreational, and other community facilities associated with the development.

Staff Notes: Satisfied

Interior hallways will provide access to the internal storage units, with parking spaces located directly in front of the units. Additionally, an emergency access gate will be installed to allow direct access to the on-site fire hydrant.

- 4.10** The proposed use shall not impose an undue burden on the public transportation system. For developments that are likely to generate more than 200 average daily motor vehicle trips (ADTs), the applicant shall provide adequate information, such as a traffic impact study or traffic counts, to demonstrate the level of impact to the street system will not exceed a V/C ratio of 0.80. Whenever performance standards of local, arterial or collector roads are determined to be above 0.80 V/C and transportation improvements are not planned within the planning horizon to bring performance to standard, the performance standard is to avoid further degradation. [Ord. 23-418-O § 124 (Exh. A-4)].

Staff Notes: Satisfied

According to the ITE Trip Generation Manual, storage facilities such as mini-warehouses or self-storage typically generate significantly fewer than 200 average daily vehicle trips (ADTs). Additionally, the facility is planned to continue using the existing driveway location, meaning all current traffic patterns will remain unchanged.

Chapter 17.70 Off-Street Parking, Loading, and Access

- 4.11** Commercial, industrial, and public utility uses which have a gross area of 5,000 square feet or more shall provide off-street truck loading or unloading berths.

Staff Notes: Satisfied

Off-street truck loading and unloading is unnecessary for the proposed use, and therefore this requirement does not apply.

- 4.12** Number of Parking Spaces Required. Mini-storage facilities: One space for every 1,000 sq. ft. of storage area.
- 4.13** Size and Access.
1. Each off-street parking space shall be not less than nine feet wide and 20 feet long, exclusive of access drives or aisles, and shall be of usable shape and conditions.
 2. At the planning commission's discretion, up to 40 percent of the off-street parking requirement can be met with compact car spaces, which are a minimum of eight feet wide and 16 feet long, and each space must be signed as a "Compact Car Only" space.
 3. Accessible parking spaces shall be provided in compliance with ORS [447.233](#). Specifically, at least one van accessible space (nine feet wide by 20 feet long, with an adjacent access aisle that is at least six feet wide) shall be provided for every eight accessible spaces required.
- 4.14** There shall be adequate provision of ingress and egress to all parking spaces. Where parking spaces do not abut on a public street or alley, there shall be paved access drives not less than 12 feet in width for one-way traffic or 18 feet in width for two-way traffic, leading to the parking and loading spaces.
- 4.15** Surfacing. Areas used for standing and maneuvering of vehicles shall have durable surfaces maintained adequately for all-weather use, and adequately drained. Loose material that can migrate into city streets is not acceptable without a 12-foot apron of a durable surface. Such durable surface shall apply to all zoning districts. In addition, commercial and industrial zones shall be adequately drained to avoid flow of water across sidewalks.
- 4.16** Lighting. Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from the adjoining premises.
- 4.17** Service Drives. Service drives shall have a minimum vision clearance area formed by the intersection of the driveway center line, the street right-of-way line, and a straight line joining said lines through points 20 feet from their intersection.
- 4.18** Parking Spaces. Parking spaces along the outer boundaries of a parking lot shall be contained by a curb or a bumper rail so placed to prevent a motor vehicle from extending over an adjacent property or a street.
- 4.19** Parking Layout and Design.
- 4.20** Access Connection and Driveway Design.
1. Driveways shall meet the following standards:
 - a. If the driveway is a one-way in or one-way out drive, then the driveway shall be a minimum width of 12 feet and shall have appropriate signage designating the driveway as a one-way connection.
 - b. For two-way access, the lane or driveway shall have a minimum width of 18 feet.
 - c. Commercial and industrial uses shall have two lanes, with a width of 10 to 14 feet per lane.
 2. Driveway approaches must be designed and located to provide an exiting vehicle with an unobstructed view of cross-traffic. Construction of driveways along

acceleration or deceleration lanes and tapers shall be avoided due to the potential for vehicular weaving conflicts.

3. The length of driveways shall be designed in accordance with the anticipated storage length for entering and exiting vehicles to prevent vehicles from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site circulation.

Staff Notes: Satisfied with conditions

Mini-storage facilities = One space per 1000 sq. ft. of floor area

Building square footage = 24,550 SF sq ft

Off-street parking required = 25 spaces

The development features a two-lane asphalt driveway, 26 feet wide. Parallel parking is provided along the outer edge of the interior drive aisle, with approximately 570 feet of available length, sufficient for 25 spaces at about 22 feet each—meeting the dimensional requirements for both standard and accessible parking. As conditioned below, the applicant shall submit a parking space design plan — including a surface layout — for approval, demonstrating that the parking area complies with the requirements of Section 17.70.030.

Chapter 17.140 Landscaping Standards

- 4.21** General Landscape Area Standards. Commercial and office developments: The minimum required landscaping is 15 percent of the gross lot area.

Staff Notes: Satisfied with conditions

The proposed site includes 19,836 square feet of landscaping, which exceeds the required 15% minimum (11,498 square feet). As a condition of approval, a landscaping plan with irrigation, that complies with RPMC 17.140.030(c) will be required before operation.

5.0 AGENCY COMMENTS

5.1 City Engineer:

1.The application address fire flow as “Emergency water supply will be available from the existing fire hydrant located along the road frontage.” This area is supplied water via an existing 6” PVC water main which may be undersized for fire protection. Please provide the fire code requirements for fire protection for this facility and how the facility will meet these requirements, with hydraulic calculations stamped by a registered engineer.

2.A 1200 C DEQ Stormwater permit is required.

3.Please confirm if there is no sewer connection but a 1-inch meter is proposed for landscaping? Please explain the uses for the new water service.

4.The lot has moderate slope. This will require a licensed geotechnical engineer to evaluate and report on the grading proposed. Provide cut and fill quantities.

5.Planning to comment on the transportation elements. The road is narrow and zoned 35 mph however I observed high speeds and difficulty maneuvering.

6.Please review the following excerpt from the City's Stormwater TMDL MS4 permit page 23-24 and review subsequent pages for compliance.

"Through ordinance or other regulatory mechanism, to the extent allowable under state and federal law, the permit registrant must require the following for project sites discharging stormwater to the MS4 that create or replace 5,000 square feet or more of impervious surface area:

(A) The use of structural stormwater controls at all qualifying sites.

1.A site-specific stormwater management approach that targets natural surface or predevelopment hydrological function through the installation and long-term operation and maintenance of structural stormwater controls.

2.Long-term operation and maintenance of structural stormwater controls at project

sites that are under the ownership of a private entity.

3.The permit registrant must use appropriate enforcement procedures and actions to

ensure compliance with Schedule A.3.e.iv. The local ordinance or other regulatory mechanism adopted must meet the requirements of Schedule A.3."

7.As related to comment 6, if the project increases runoff, Figure 9 of the City's Stormwater Master Plan dated April 2003 identifies stormwater conveyance deficiencies which would need to be mitigated for additional runoff.

5.2 LUMEN:

Please be advised a LUMEN underground presence in the ROW of this location.

5.3 Spectrum:

I/We have no comment.

6.0 TESTIMONY

No written comment on this application was received from neighboring property owners.

7.0 STAFF RECOMMENDATION

Staff recommends **conditional approval** of this application.

8.0 CONDITIONS OF APPROVAL

Staff recommend the following conditions of approval.

If the Planning Commission is satisfied that the proposal meets the criteria, or can meet the criteria with conditions, it should consider approving this application with the following conditions of approval:

7.1 General Conditions.

1. The operation of all business shall be in full compliance with all local, federal and state laws.
2. Plumbing, mechanical, electrical or structural work will require permits.
3. Uses shall be limited to those uses contained in the record.
4. The Business shall meet the requirements of the Building Code and any conditions of the Building Official.
5. Any significant changes to this use or the structure will necessitate a new site plan application, and compliance with all applicable code requirements.
6. All signs shall comply with sign ordinances and must be approved by the Rogue River Sign Review Board. RRMC 17.30.070
7. The property must have view-obscuring shrubbery, walls, or fences installed along property lines and surrounding unsightly areas (such as trash storage, equipment storage, industrial zones, and heavy-commercial activity sites). If standalone (freestanding) enclosures are used, they shall be constructed from materials compatible with the other site structures.
8. All HVAC equipment must be concealed from view. Where architectural integration isn't possible, freestanding walls or fences may be used to obscure visibility. Chain-link fencing (with or without slats) is expressly prohibited for this purpose.
9. Wall-mounted utility devices (e.g., meters, cable boxes) shall be installed on the side of the building that does not face a street, unless such devices are fully concealed from view.
10. A deposit, as established in the applicable fee resolution, shall be required at the time of release of an approved landscape plan. This deposit must be returned to the applicant upon implementation of the approved plan. The plan's implementation shall be completed and inspected within six months following the associated development's completion.
11. Any detrimental impacts to the storm drain system in the area (caused by the site development) shall be corrected to the satisfaction of the City Engineer.
12. Site shall be maintained in a litter free state, all grounds shall be maintained in a neat and tidy status, landscaping shall be maintained in a manner to limit fire hazard and provide continued living attractive landscaping.
13. Fencing shall be installed in accordance with Section 17.65.030 and shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair, including noticeable leaning or missing sections, broken supports, nonuniform height, and growth of noxious vegetation.
14. Any outdoor lighting shall be so designed and installed that direct rays are not toward or parallel with public streets or toward any residential use and shall be downward directed.
15. Service activities, processing and storage on property abutting or facing a residential zone shall be wholly within an enclosed building or screened from view from the

residential zone by a permanently maintained, sight-obscuring fence at least six feet in height.

16. Materials shall be stored and grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or otherwise create a health hazard.

7.2 Conditions to be met prior to issuance of a building permit.

1. A final storm water management plan (in accordance with Chapter 17.90) shall be submitted to the City and approved by the Public Works Director and City Engineer. The plan shall include mitigation measures to address increased runoff and deficiencies in stormwater conveyance systems. The plan shall also demonstrate compliance with the City's Stormwater TMDL MS4 (permit page 23-24).
2. A final erosion prevention and sediment control plan shall be submitted in accordance with Section 17.95.040 and approved by the City's Public Work's Director. The plan shall include measures to prevent dust, mud tracking, and harmful impacts to storm drain flows from on-site drive-able areas.
3. A final grading and/or drainage plan (providing cut and fill quantities) shall be submitted and approved by the City Engineer.
4. The applicant shall sign and record a Deferred Improvement Agreement related to future street improvement.
5. The applicant shall submit a parking space design plan — including a surface layout — for approval, demonstrating that the parking area complies with the requirements of Section 17.70.030.
6. The applicant shall submit documentation demonstrating how the facility will satisfy the applicable fire code's fire-protection and fire-flow requirements. This documentation must include hydraulic calculations, stamped by a registered engineer, confirming adequate fire flow and system performance.
7. Supply evidence that a 1200C DEQ stormwater permit has been obtained.

7.3 Conditions to be met prior to operation of business license.

1. Applicant shall apply for a City Business License.
2. All site improvements shall be complete as indicated on final approved site plan.
3. Landscaping and irrigation shall be installed in accordance with the Landscaping Standards of RRMC 17.140.030
4. The facility and proposed operations shall be reviewed and approved by City Staff.
5. Site and building must be reviewed and approved by the Rogue River fire marshal.

7.4 Conditions of approval to maintain:

1. Maintain annual business license.
2. Maintain landscaping to reduce fire hazards and prevent nuisance.

Respectfully submitted on August 20, 2025,

Onnie Heater, Contracted City Planner



CITY OF ROGUE RIVER

133 Broadway • Box 1137 Rogue River, Oregon 97537 • (541) 582-4401
Fax: (541) 582-0937 • website: cityofrogueriver.org

LAND USE APPLICATION

APPLICANT: American Secure Storage INC MAILING ADDRESS: 3134 Foothill BLVD, Grants Pass, OR 97526
PROPERTY OWNER: Same as Owner MAILING ADDRESS: _____
Phone Numbers(s): 541-659-9266 E-mail: christian.huttema@gmail.com
Situs Address: 5204 North River Road, Rogue River, Oregon Legal Description: T365, R4W, Section 22 Tax Lot 100
Size of Lot: Acres: 1.77 Width: 289-feet Length: 280-feet Current Zoning: M-1 Comprehensive Zoning: Industrial
ACTING AGENT OF PROPERTY OWNER (if any): Gerlitz Engineering Consultants - Justin Gerlitz, P.E.
MAILING ADDRESS: 223 NE "B" Street, Grants Pass, OR 97526
Phone Numbers(s): 541-244-2617 E-mail: justin@gerlitzengineering.com
Brief summary of request: New 110-unit mini storage facility.

The owner or authorized agent's signature and a filing fee are required at submittal. At the time that the application is deemed complete, when required, the land use matter will be scheduled for Public Hearing.

** See attached fee schedule for details*

APPLICANT'S AFFIDAVIT

I, WE Christian Huttema
DO HEREBY STATE THAT THE STATEMENTS AND INFORMATION HEREIN CONTAINED ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE AND BELIEF (If signed by agent, letter of authorization must be attached to this form)

Signature of Owner(s) or Authorized Agent: _____ DocuSigned by: _____ Date: 6/3/2025

Receipt No: _____ Amount Paid: _____ Date: _____ Signature of Office Staff: _____

THIS IS TO CERTIFY THAT THE FOREGOING APPLICATION HAS BEEN INSPECTED BY STAFF AND HAS BEEN FOUND TO BE COMPLETE:

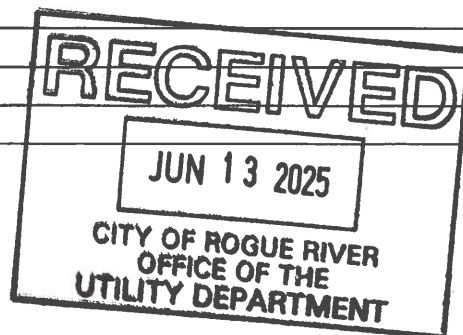
Signature of Office Staff: _____ Date: _____

COMPLETED APPLICATION AND INFORMATION REQUIRED BY APPLICABLE ORDINANCES RECEIVED BY CITY PLANNING DEPARTMENT AND PUBLIC HEARING SCHEDULED FOR: _____ AT _____

Signature of Office Staff: _____ Date: _____

PUBLIC HEARING DATE: _____ PLANNING COMMISSION ACTION: _____

PUBLIC HEARING DATE: _____ CITY COUNCIL ACTION: _____



We are an AAEOE and comply with Section 504 of the Rehab. Act of 1973

PLANNING COMMISSION PACKET
AUGUST 26TH, 2025



Site Plan Application Narrative

Attached are the site design review submittal documents for the American Secure Storage – Rogue River project, located in the Industrial General District (M-1) at 5204 North River Road (36S-04W-22-C, TL 100). The proposed mini storage facility will add a total 24,550 square-feet and 110 units constructed through two project phases.

Existing Conditions

The 1.77-acre vacant site consists of two bare earth/brush covered benches which are moderately sloped east to west. East of the upper bench, a large cut slope extends to the property line. A driveway to the south provides access from North River Road below.

Contained within 60-feet of right-of-way (ROW), North River Road is improved to typical County standards with two paved travel lanes and roadside ditches. Gas and water infrastructure run underneath the road while power runs above. There is a fire hydrant along the site's roadway frontage.

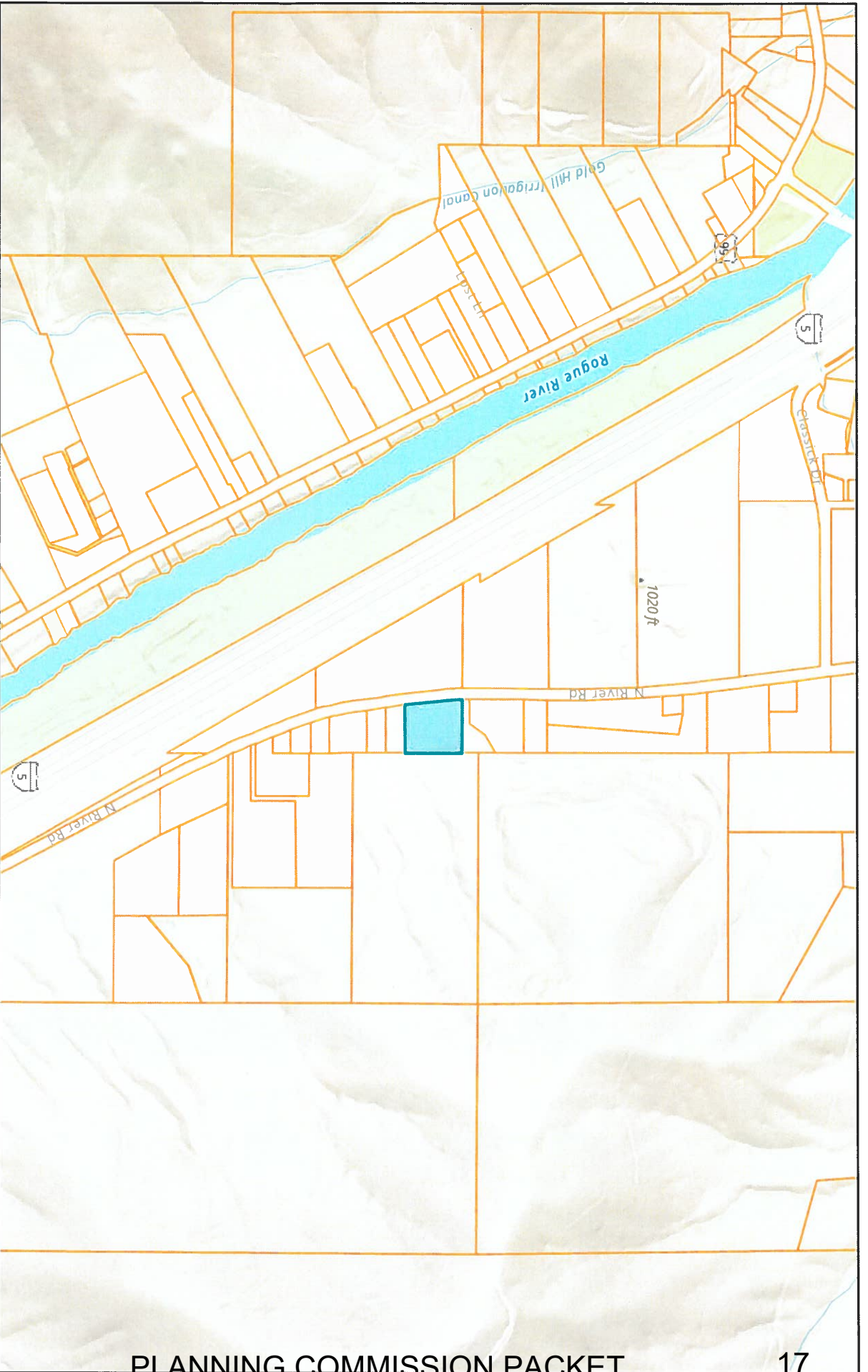
Proposed Conditions

The proposal includes the construction of 110 mini storage units, to be developed in two phases. The initial phase will focus on building the perimeter units and completing all driveway and stormwater infrastructure. The second phase will include the addition of the central building, completing the full storage facility. This will be a satellite location for the main office on Foothill Blvd. in Grants Pass. Therefore, it will not be staffed, and no office will be constructed.

The existing access from North River Road will be widened to accommodate increased usage, ensuring smooth entry and exit for all vehicles. The facility will feature a fully enclosed perimeter, secured by a keycode access sliding gate at the entrance. A turnaround at the entrance will facilitate easy vehicle turnaround outside of the fenced facility, while the looped driveway configuration within the site will provide a fire department turnaround. All driveways within the facility will be paved with durable asphalt, providing a smooth and reliable driving surface throughout the site.

Emergency water supply will be available from the existing fire hydrant located along the road frontage. A set of stairs will lead directly from the hydrant to the facility, providing quick and easy access. This access point will be secured by a gate with a Knox box to ensure controlled entry for emergency services personnel. A new water service/meter will provide water for the low use facility (landscaping/hose bibs only). At the bottom of the site, above the road, a stormwater treatment/detention pond will detain and treat stormwater to City standards before outflowing to the existing roadside ditch below. As the road is unimproved adjacent to the site, the developer intends to enter into a deferred improvement agreement for associated frontage/utility improvements.

Letter ANSI A Landscape



13/06/2025

Taxlots

County

AMERICAN SECURE STORAGE – ROGUE RIVER

Site Plan Submittal



223 NE "B" Street
Grants Pass, OR 97526
541-244-2617
www.gerlitzengineering.com

Date Prepared:
5/14/25

Prepared For:
City of Rogue River
133 Broadway Street
Rogue River, OR 97537

Prepared By:
Eric Miller, EIT

Reviewed By:
Justin Gerlitz, PE

Owner/Applicant:
American Secure Storage
3134 Foothill Blvd.
Grants Pass, OR 97526

Project Address:
5204 North River Road
Rogue River, OR 97537

Tax Map:
36S-04W-22-C
TL 100

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Exhibit "C" – Conceptual Landscape Plan	7
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The lower bench will be flattened, while the upper bench will be removed, extending the existing cut slope into the building pad. This grading scheme ensures a level site which is required for the proposed use (see Exhibit “B”). A stack block retaining wall will be constructed in the southeast corner which will allow for the creation of a vehicle turnaround. As the disturbed area will be greater than 1-acre, the applicant will obtain an ODEQ 1200-C permit for erosion and sediment control prior to construction.

The 24,550-sf mini storage facility requires 25 parking spaces. The layout reasonably accommodates this with 22-foot long parallel parking spaces situated along the face of the outer mini storage buildings, while keeping a minimum one-way drive isle open at all times.

Traffic

Per the ITE Trip Generation Manual – 11th Edition, the 24,550-sf mini-warehouse use will generate 36 Daily Trips (24.55 x 1.45), 3 AM peak hour trips (24.44 x 0.09), and 4 PM peak hour trips (24.55 x 0.15), using the Mini-Warehouse (ITE Code 151) classification. The low-use nature of the facility will result in a negligible impact on the adjacent transportation system, making additional traffic analysis unnecessary.

Architectural

Provided with the application are “typical” architectural elevations showcasing the general design intent and building materials. The buildings will be constructed of light gauge steel and painted in a consistent color.

Conceptual Landscape Plan

As required for the application, we have prepared a conceptual landscape plan showing the approximate location of the new landscaping area (see Exhibit “C”). This includes landscaping calculations showing 15% of the gross site area will be landscaped.

Site Plan Criteria – 17.115.090

Below we have listed the applicable Development Code criteria for a Site Design Review application and formal responses to each item:

- (1) Complies with the Rogue River Comprehensive Plan.

Response: A mini-storage facility is an allowed use in the M-1 zone and complies with the industrial comprehensive map designation.

- (2) The application complies with all of the applicable provisions of the underlying base zone, including, but not limited to, building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, and other applicable standards.

Response: The proposal complies with all applicable provisions of the M-1 zone. The 1.77-acre square shaped site is well above the lot area/dimension standards while the proposed layout provides compliant building setbacks. The typical architectural

elevations showcase a code compliant building design.

- (3) Complies with all other applicable requirements of this title.

Response: The proposal complies with all applicable requirements of Title 17.

- (4) Adequate public services, facilities and utilities are available, or can be made available by the applicant as part of a proposed development.

Response: All necessary public utilities are in place for the proposed mini-storage facility. A 6" public water main and all franchise utilities are located in North River Road. Roadside ditches provide an exit for storm discharge, an existing fire hydrant will provide emergency fire water flow. Sanitary sewer accommodations are not required for the proposal.

As the roadway is unimproved to City standards adjacent to the site, the developer will enter a deferred improvement agreement for frontage improvements and sanitary sewer utilities.

- (5) The proposal includes required upgrades, if any, to existing development that does not comply with the applicable land use district standards.

Response: The existing non-compliant driveway approach will be upgraded to City standards. Further upgrades to existing site are not required for the project. The developer will enter into a deferred improvement agreement for frontage improvements for future upgrades to the roadway.

- (6) Potential land use conflicts between the proposed project and adjacent uses have been adequately mitigated through specific conditions of development.

Response: Land use conflicts are not anticipated for the project. Industrial zoning is adjacent to the north and west while County zoning is adjacent to the south and east. The large cut slope above the facility will provide further buffering. The proposal will fit in well to the established industrial area with the Murphy Plywood Mill directly across the road, while having minimal impacts on the transportation system and adjacent properties.

- (7) Access shall comply with RPMC 17.65.080, and shall be properly placed in relation to sight distance, driveway spacing, and other related considerations, including opportunities for joint and cross access. The proposed development shall not diminish the function of public streets.

Response: The project will utilize the single existing access point to North River Road. By nature, and as outlined in the traffic section above, mini-storage facilities are low use and will have a negligible impact on the surrounding transportation system. The drive isle connecting to this approach will be improved to two full travel lanes, accommodating both tenant and emergency access.

- (8) The road system shall provide adequate access to buildings for residents, visitors, deliveries, emergency vehicles, and garbage collection.

Response: As shown in Exhibit "A", the layout accommodates a circular driveway configuration providing easy ingress and egress for emergency vehicles. This includes widened drive isles at the ends of the center building. In addition, at the entrance to the facility, a hammerhead turnaround will allow for passenger vehicle turnaround without entering the secure facility.

- (9) An internal pedestrian system of sidewalks or paths shall provide connections to parking areas, entrances to the development, and open space, recreational, and other community facilities associated with the development.

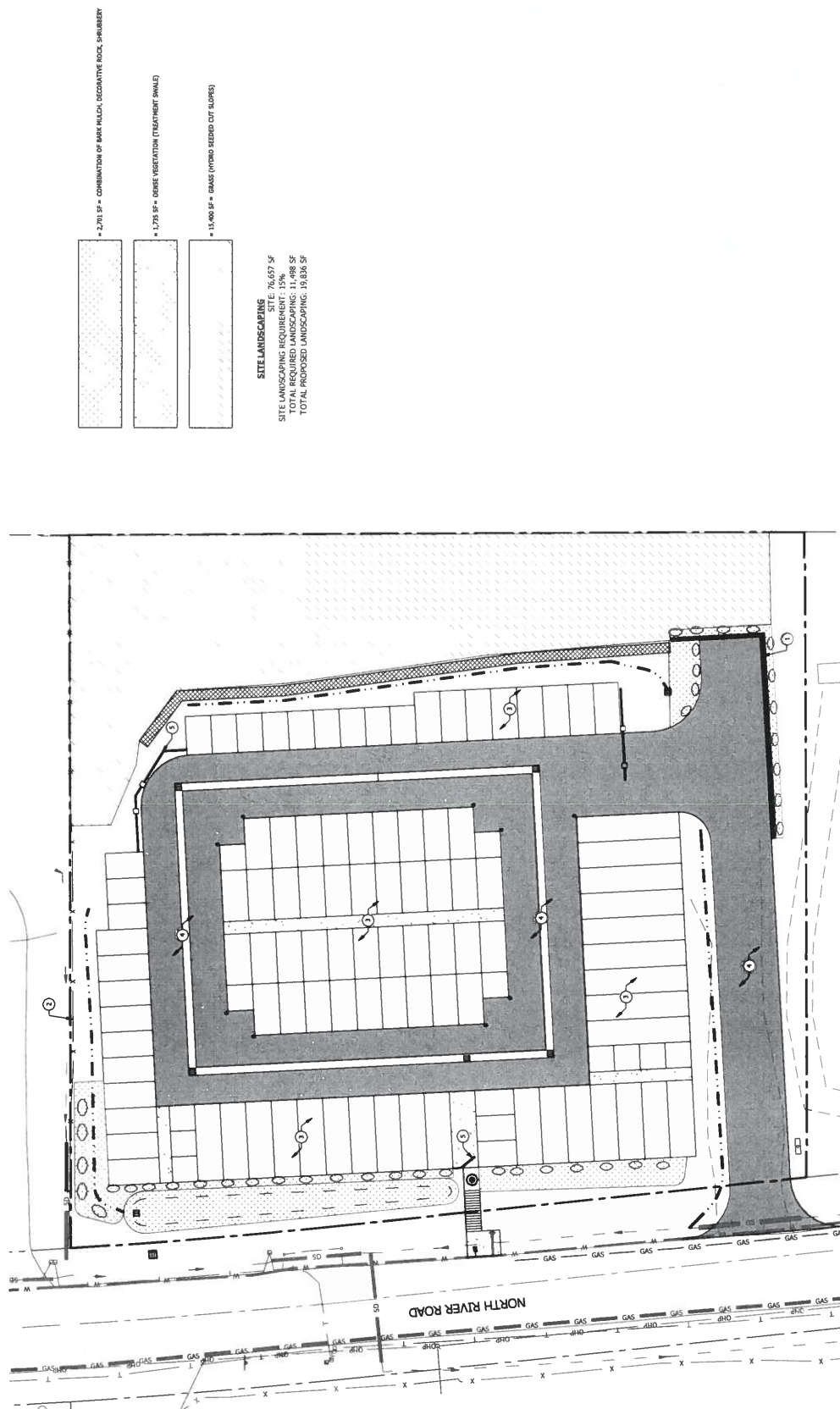
Response: Not Applicable – such paths are not required for the proposal due to the secure nature of the facility. However, interior hallways will provide for interior accessed units as shown in exhibit "A". Parking will be provided in front of units. In addition, an emergency access gate will also be provided for direct fire hydrant access.

- (10) The proposed use shall not impose an undue burden on the public transportation system. For developments that are likely to generate more than 200 average daily motor vehicle trips (ADTs), the applicant shall provide adequate information, such as a traffic impact study or traffic counts, to demonstrate the level of impact to the street system will not exceed a V/C ratio of 0.80. Whenever performance standards of local, arterial or collector roads are determined to be above 0.80 V/C and transportation improvements are not planned within the planning horizon to bring performance to standard, the performance standard is to avoid further degradation. [Ord. 23-418-O § 124 (Exh. A-4)].

Response: As shown in the traffic section above, the project will not have an undue burden on the public transportation system. The use only generates 36 average daily trips which is significantly less than what would require a traffic study. Additionally, the facility will utilize the existing driveway location keeping all traffic patterns the same.

Summary

Overall, we feel that this development as proposed will blend well with surrounding industrial development patterns while providing additional storage options for the local community. We look forward to working with you through the planning and construction process and welcome any questions or input that you may have.



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SEALS

PROJECT ADDRESS

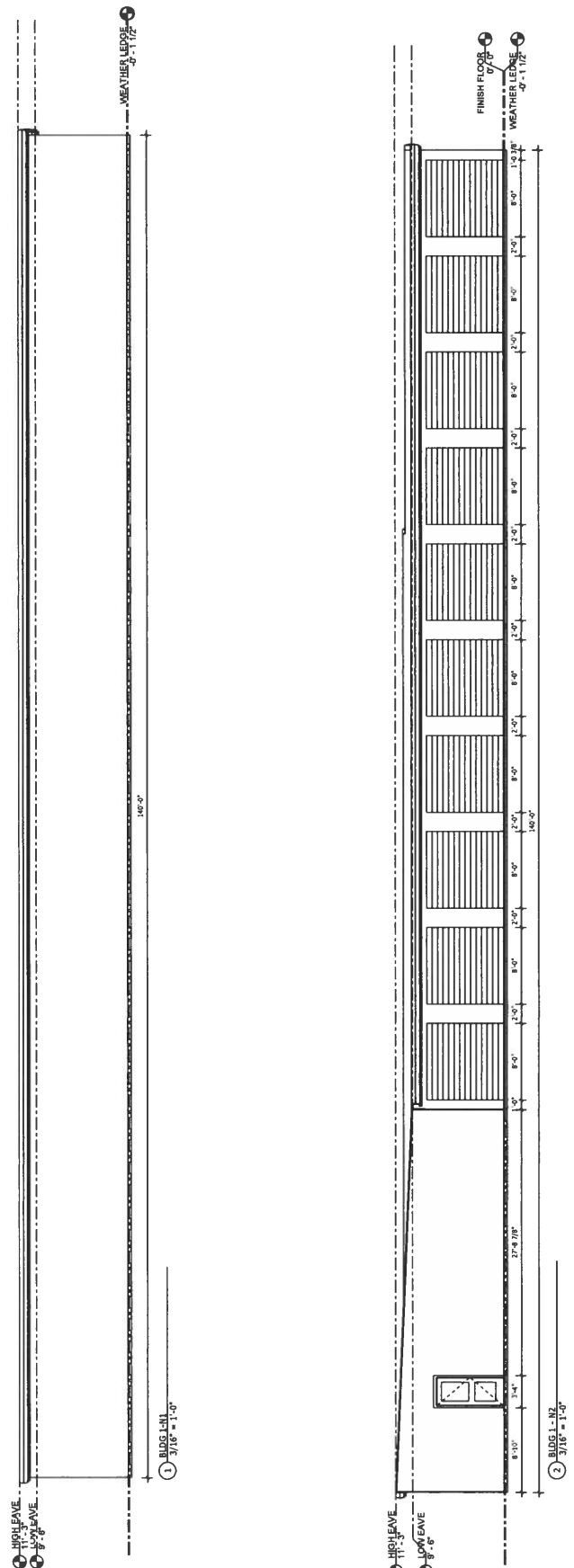
AMERICAN SECURE STORAGE

REVISIONS	
NO.	DESCRIPTION

DRAWING STATUS
☒ SHEET
☐ CONSTRUCTION
☐ PERMITS

DATE: 4/8/2025
 DRAWN BY: MT
 CHECKED BY:
 JOB #: 24393

BUILDING 1
 NORTH
 FBC-1.1



These drawings were prepared by the Architect and are to be used for the construction of the building. The drawings are not to be used for any other purpose without the written consent of the Architect. The drawings are not to be used for any other purpose without the written consent of the Architect.

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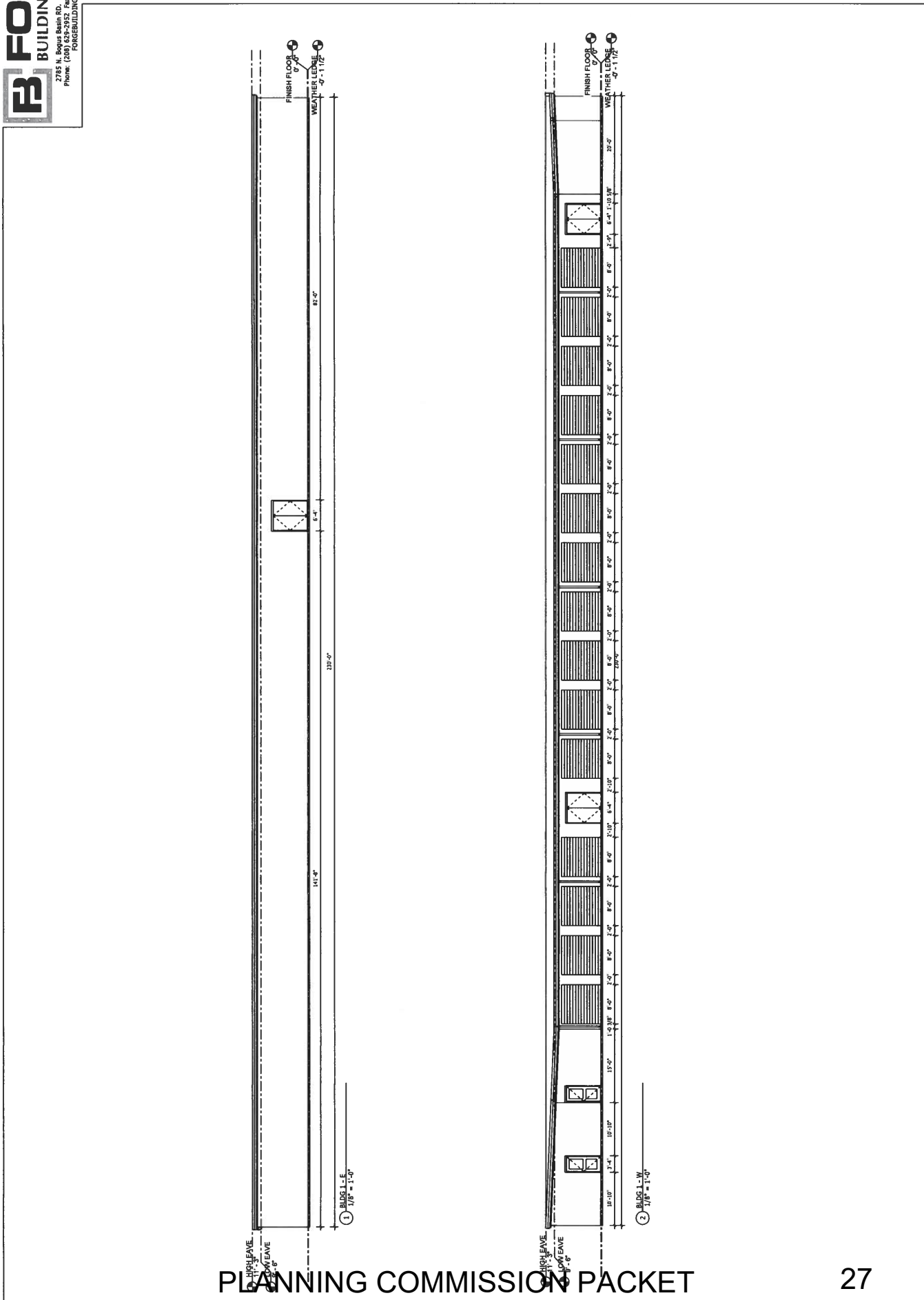
AMERICAN SECURE STORAGE

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NO.	DESCRIPTION

DATE	4/8/2025
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JOB #	24392

BUILDING 1
EAST/WEST

FBC-1.2



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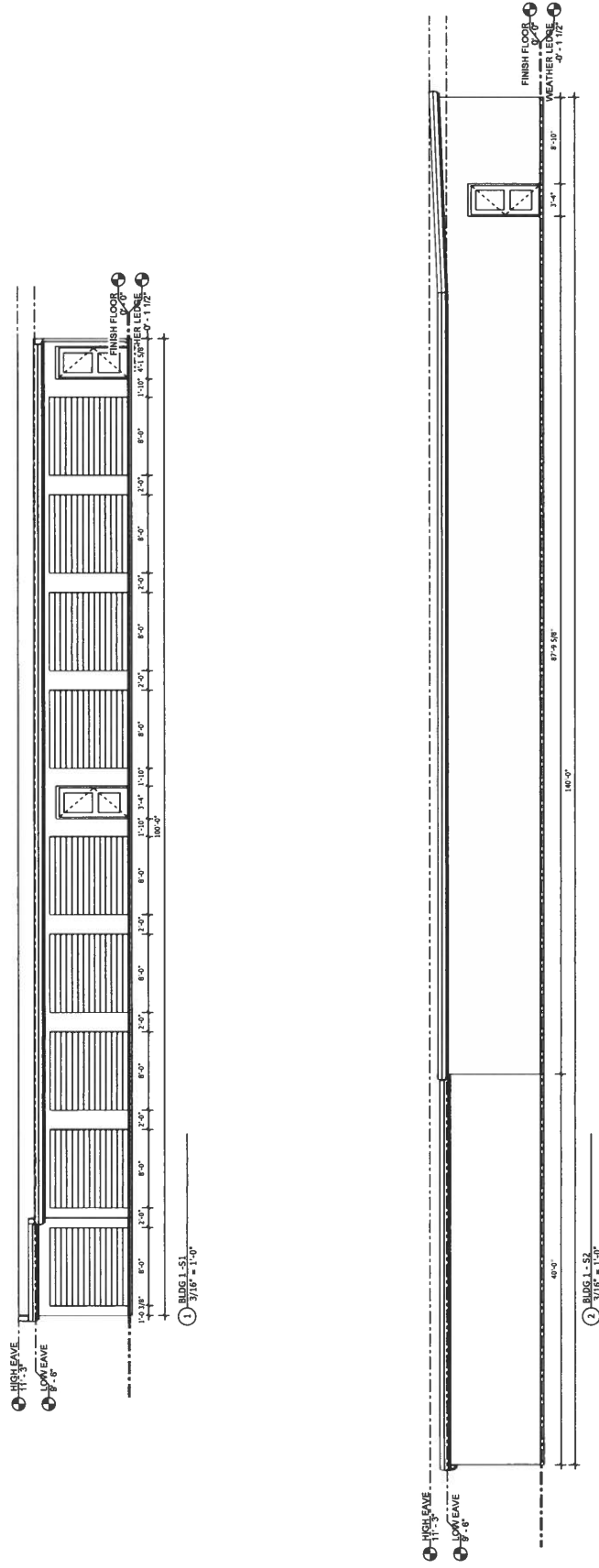
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DRAWING STATUS
☒ PERMIT
☐ CONSTRUCTION
☐ APPROVED

DATE: 4/9/2025
DRAWN BY: MT
CHECKED BY:
JOB #: 24393

BUILDING 1
SOUTH
FBC-1.3



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SEALS

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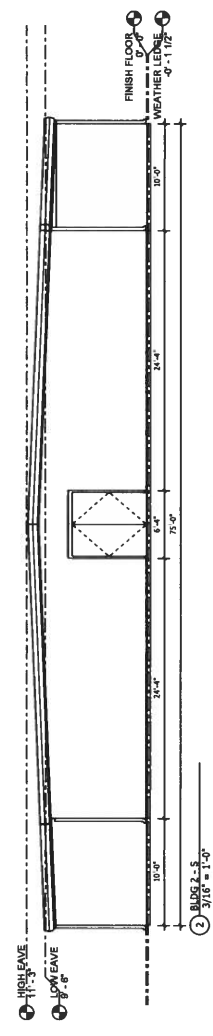
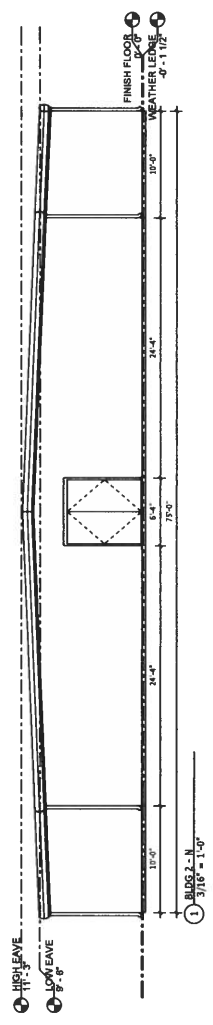
AMERICAN SECURE STORAGE

REVISIONS	
REV.	DESC.

DRAWING STATUS: ☒ REVISION ☐ CONSTRUCTION ☐ APPROVED

DATE: 4/12/2025
 DRAWN BY: MT
 CHECKED BY:
 JOB #: 24393

BUILDING 2
 NORTH/SOUTH
 FBC-1.4



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SEALS

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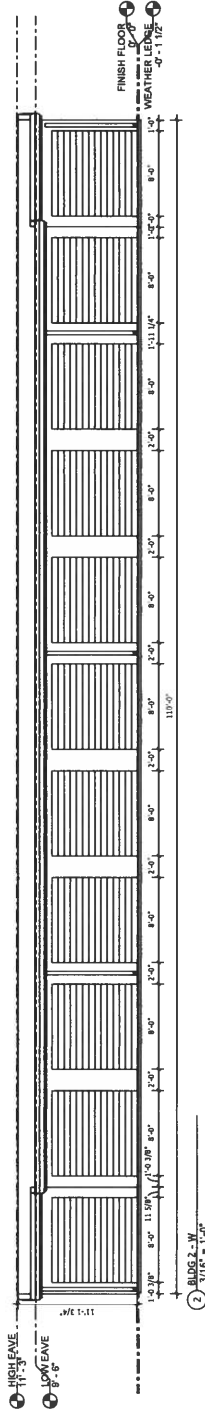
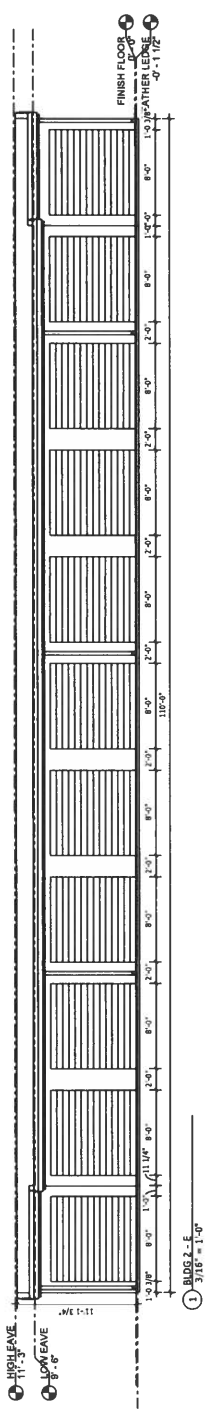
AMERICAN SECURE STORAGE

REVISIONS	DATE	BY	APP
1			

DRAWING STATUS
☒ PERMIT
☐ CONSTRUCTION
☐ APPROVED

DATE: 4/8/2025
DRAWN BY: MT
CHECKED BY:
JOB #: 24393

BUILDING 2
EAST/WEST
FBC-1.5



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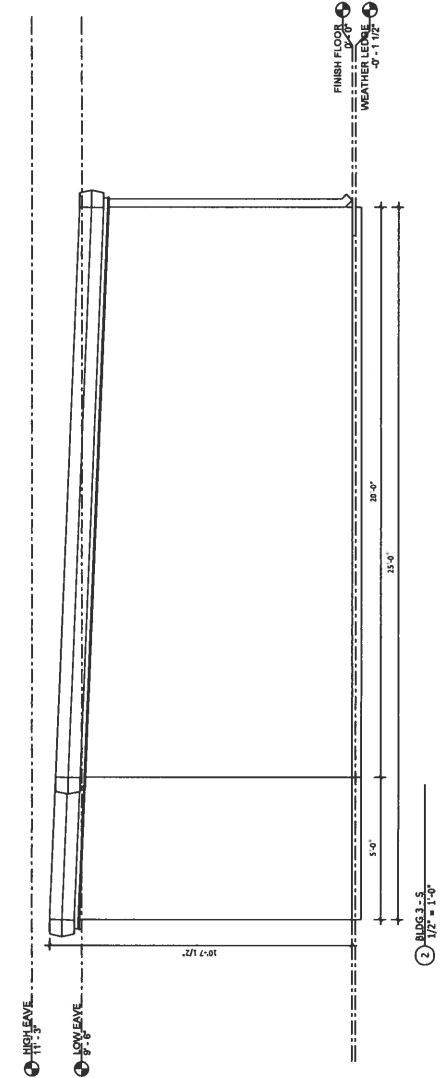
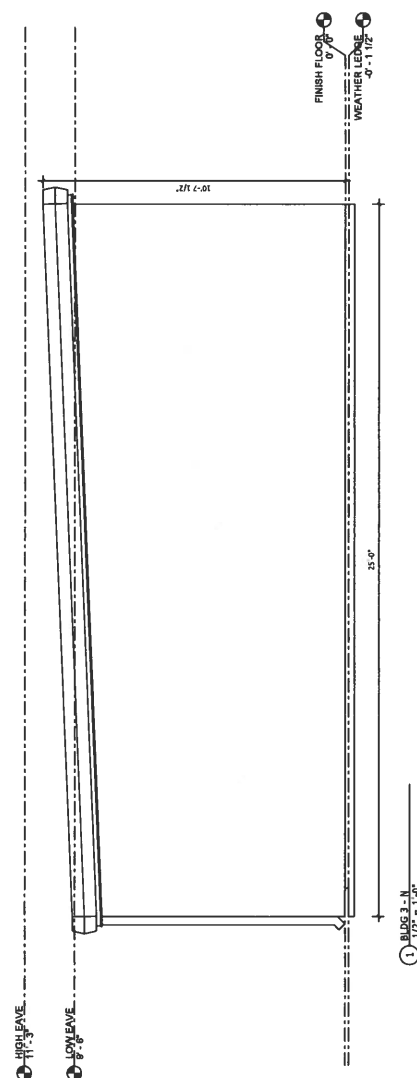
AMERICAN SECURE STORAGE
 PROJECT ADDRESS

REVISIONS	
NO.	DESCRIPTION

DRAWING STATUS
☒ PRINT
☐ CONSTRUCTION
☐ APPROVED

DATE: 4/8/2025
 DRAWN BY:
 CHECKED BY:
 JOB #:

BUILDING 3
 NORTH/
 SOUTH
 FBC-1.6



SEALS

AMERICAN SECURE STORAGE
PROJECT ADDRESS

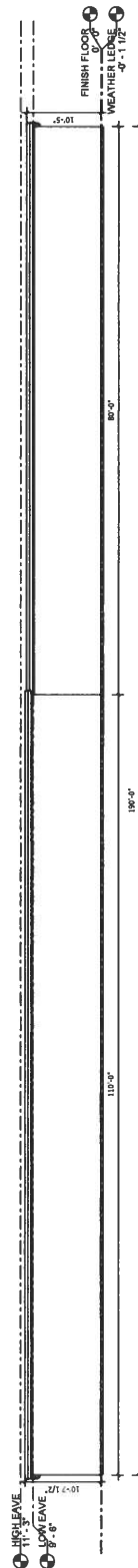
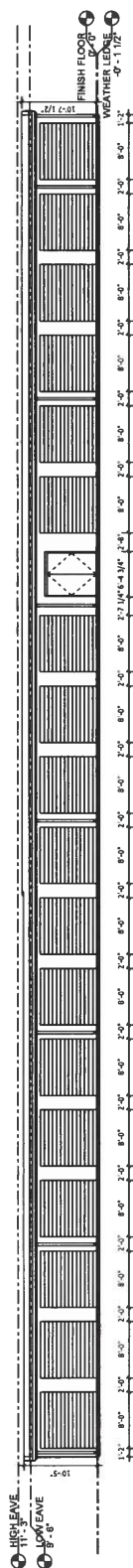
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DATE	REVISION	BY

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☐ CONSTRUCTION
☐ APPROVED

DATE:	4/8/2025
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CHECKED BY:	HF
JOB #:	24393

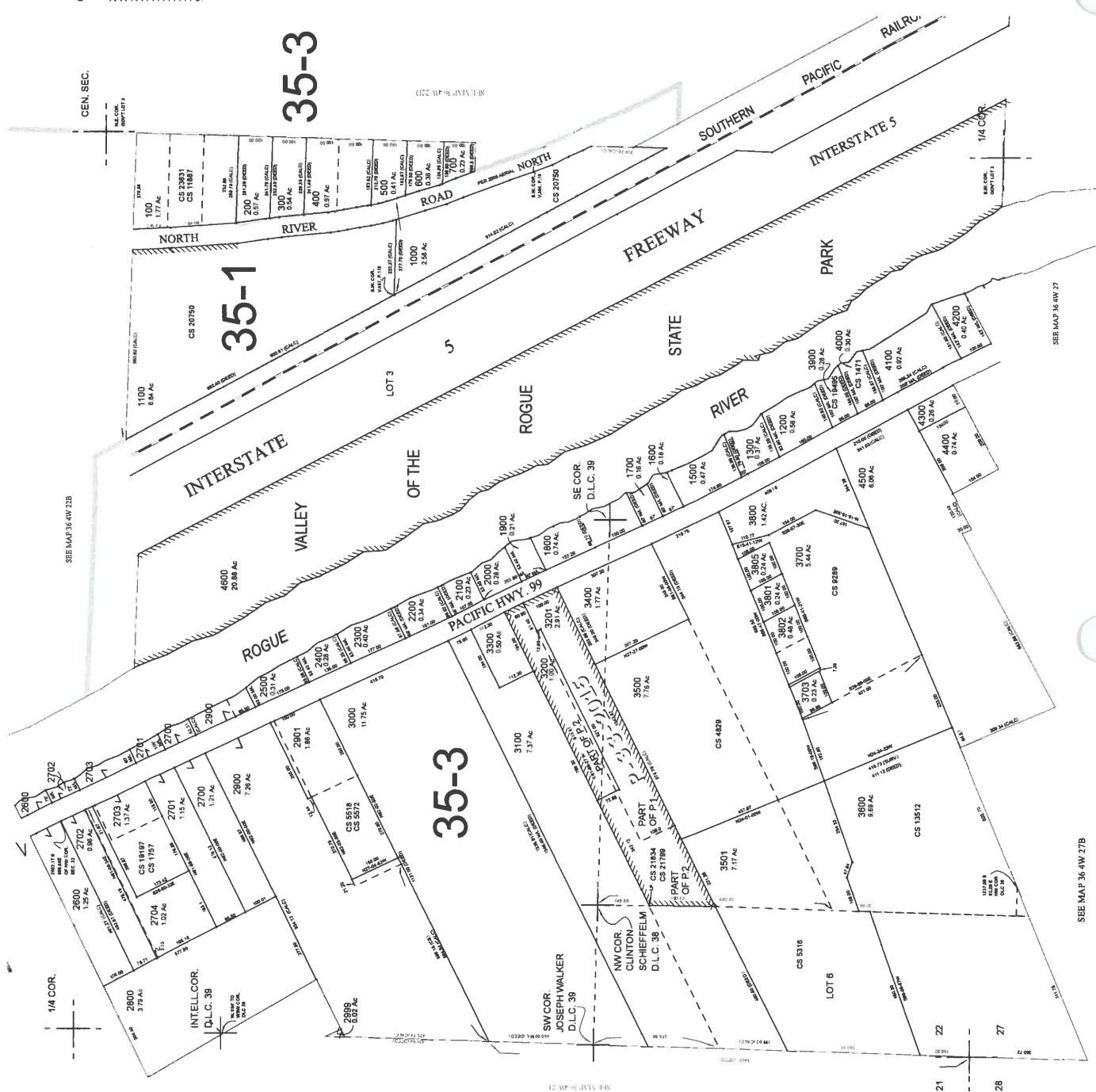
BUILDING 3
EAST/WEST

FBC-1.7

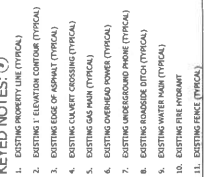


CANCELLED TAX LOT NUMBERS

1100 A1	
1100A2 ADDED TO 1100	
2902	
2903	
2904	
2905	
3690 ADDED TO 3600	
3701 ADDED TO 3700	
3702 ADDED TO 3700	
3806 ADDED TO 3700	
900	



364W22C
ROGUE RIVER
NEW MAP January 15, 2008
REV February 18, 2016





GEC
GRADING ENGINEERING CONSULTANTS
222 NE 1st Street
Gresham, OR 97030
www.gradingengineers.com

PRELIMINARY

PROJECT NO. 23
DRAWN BY EAM
CHECKED BY JWG
DATE 7/10/23

30% SD

AMERICAN SECURE STORAGE

5204 NORTH RIVER ROAD, ROGUE RIVER, OREGON

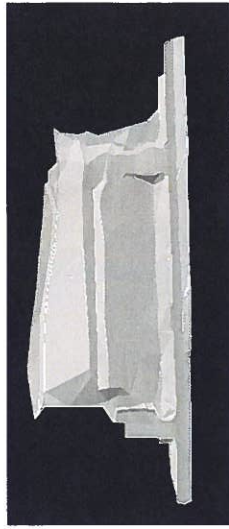
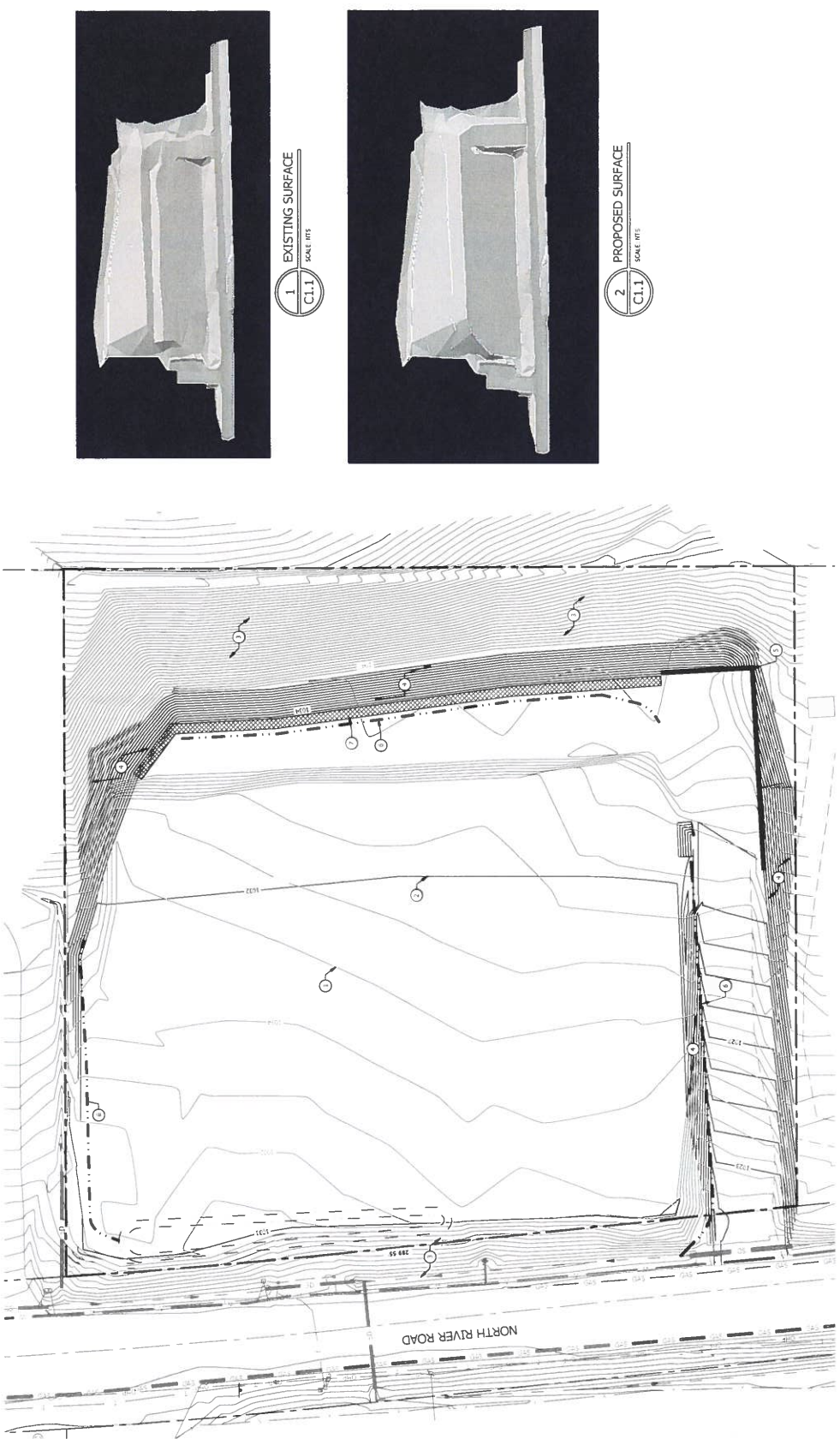
Revised	By	Description

Project No. 23
Drawn By EAM
Checked By JWG
Date 7/10/23

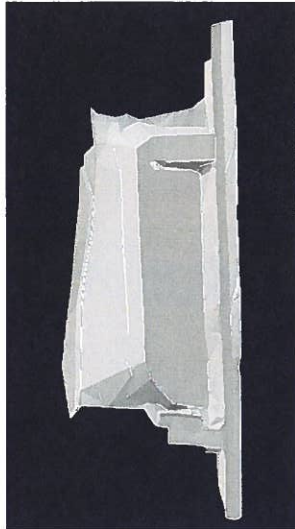
PRELIMINARY

GRADING PLAN

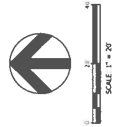
C1.1



1
EXISTING SURFACE
SCALE: 1" = 20'




2
PROPOSED SURFACE
SCALE: 1" = 20'



- KEYED NOTES:**
1. EXISTING 1" ELEVATION CONTOUR (TYPICAL)
 2. PROPOSED 1" ELEVATION CONTOUR (TYPICAL)
 3. EXISTING CUT SLOPE (TYPICAL)
 4. PROPOSED CUT SLOPE (TYPICAL)
 5. PROPOSED STAFF BLOCK RETAINING WALL
 6. PROPOSED DITCH (TYPICAL)
 7. PROPOSED ECO-BLOCK WALL



GEC
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 222 NE 1st Ave
 Portland, OR 97232
 Phone: 503-241-2027
 www.gec-engineers.com



PRELIMINARY
 PROJECT NO. 2024-01
 DATE: 10/10/24
 30% SD

Project No. 2024-01
 Drawn By: [Signature]
 Checked By: [Signature]
 Date: 10/10/24

AMERICAN SECURE STORAGE
 5204 NORTH RIVER ROAD, ROGUE RIVER, OREGON

Revision: []
 Date: []
 Description: []
 By: []

Title: **CONCEPTUAL LANDSCAPE PLAN**
 Sheet No: **L1.0**

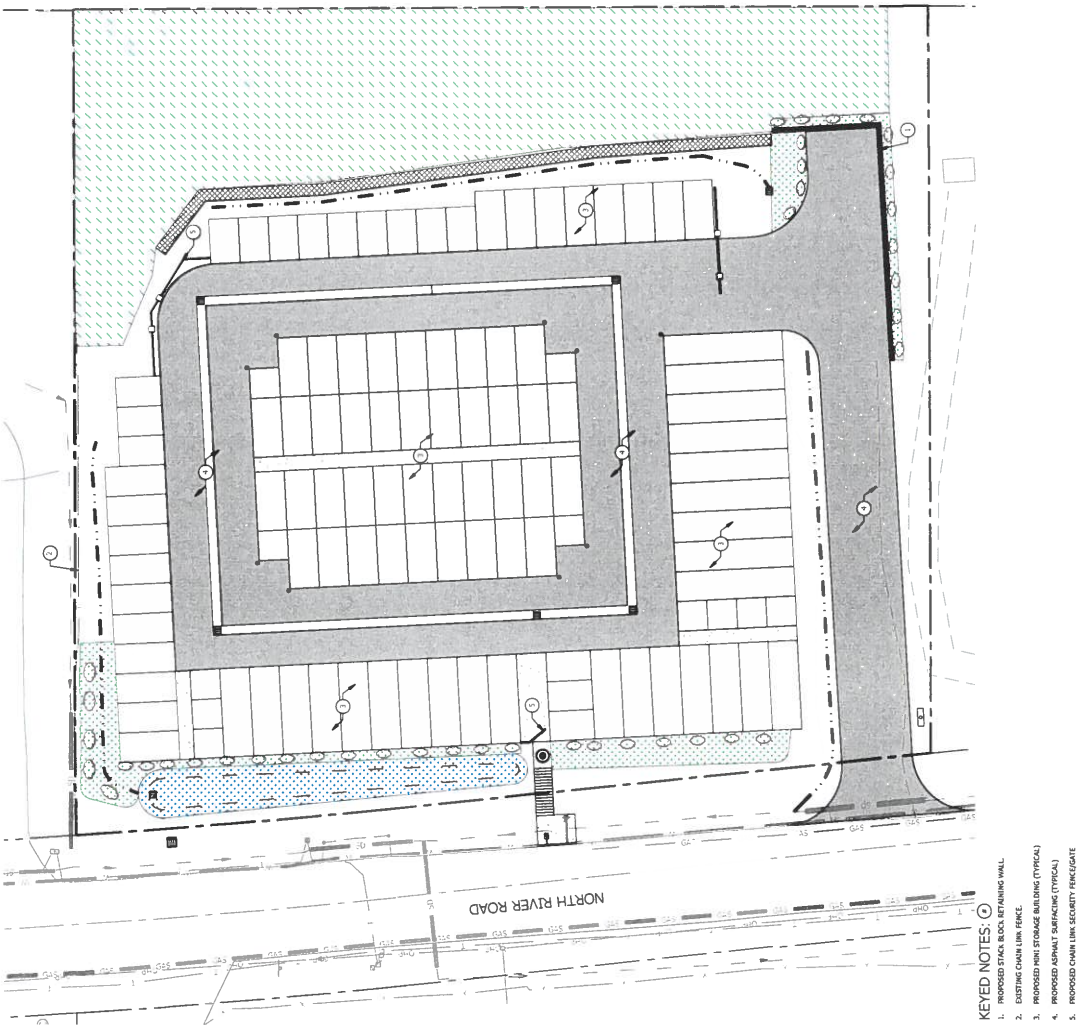
= 2,261 SF = COMBINATION OF BARP WALCHA, DECORATIVE ROCK, SHRUBBERY
 = 1,735 SF = DENSE VEGETATION (TREATMENT SHALE)
 = 15,466 SF = GRASS (HYBRID SEEDS OUT FLORES)



SITE LANDSCAPING
 TOTAL SITE AREA: 18,457 SF
 SITE LANDSCAPING REQUIREMENT: 15%
 TOTAL REQUIRED LANDSCAPING: 11,498 SF
 TOTAL PROPOSED LANDSCAPING: 19,836 SF



SCALE: 1" = 20'



- KEYED NOTES:**
1. PROPOSED STACK BLOCK RETAINING WALL
 2. EXISTING CHAIN LINK FENCE
 3. PROPOSED MINI STORAGE BUILDING (TYPICAL)
 4. PROPOSED ASPHALT SURFACING (TYPICAL)
 5. PROPOSED CHAIN LINK SECURITY FENCE/GATE



CITY OF ROGUE RIVER PLANNING COMMISSION REQUEST FOR COMMENTS AND PUBLIC HEARING NOTICE

Public Hearing: August 26, 2025
6:00pm CITY HALL COUNCIL CHAMBERS
133 Broadway, Rogue River, Oregon
FILE: SIT 2025-06

APPLICATION: Site Plan Review is requested for construction of a facility for the manufacture of mailboxes.

APPLICANT/	American Secure Storage INC	AGENT:	Justin Gerlitz, P.E.
OWNER:	Christian Huttema		Gerlitz Engineering Consultants
	3134 Foothill Boulevard		223 NE "B" Street
	Grants Pass, OR 97526		Grants Pass, OR 97526

REQUEST: Construction of a 110-unit mini storage facility
SITE ADDRESS: 5204 North River Road
PROPERTY: T36S, R4W, Section 22C Taxlot 100
SITE SIZE: 1.77 acres
ZONING: M-1 Land Use File Industrial General District

I. The Planning Commission will review criteria contained in the Rogue River Municipal Code **Chapter 17.50 Industrial General District** and **Chapter 17.115 Site Plan Review**; criterion is available for viewing or purchase at Rogue River City Hall.

Rogue River Municipal Code is also published online at www.cityofrogueriver.org

II. Failure to raise an issue in person, or in writing at the Planning Commission public hearing, or failure to provide statements or evidence sufficient to afford the Planning Commission an opportunity to respond to the issue, means that an appeal based on that issue cannot be raised at the State Land Use Board of Appeals.

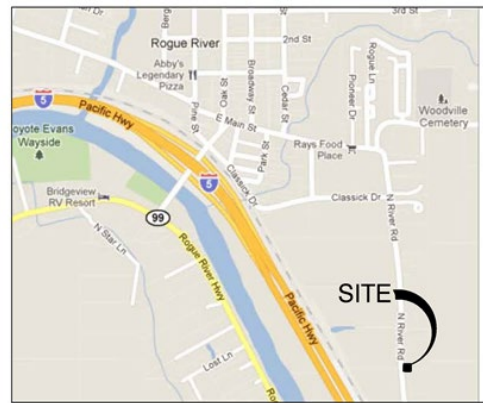
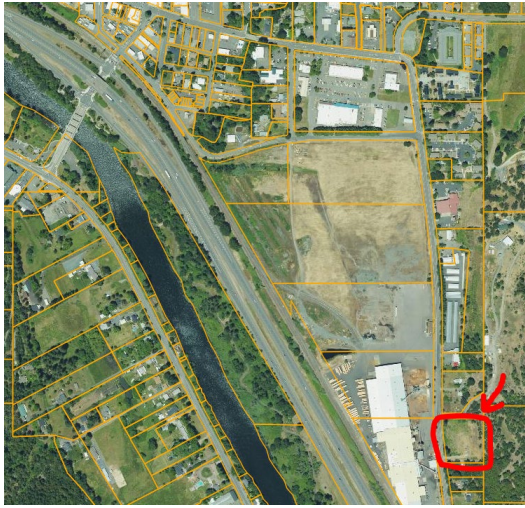
III. A copy of the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards can be reviewed at the City of Rogue River City Hall at no cost and copies shall be provided at a reasonable cost.

IV. A copy of the City's Staff Report and recommendation to the Planning Commission shall be available for review at no cost seven (7) calendar days before the hearing, and a copy will be provided on request at a reasonable cost.

V. Please contact the City of Rogue River if you have questions or would like additional information on this application – (541) 582-4401 or rnolan@cityofrogueriver.org

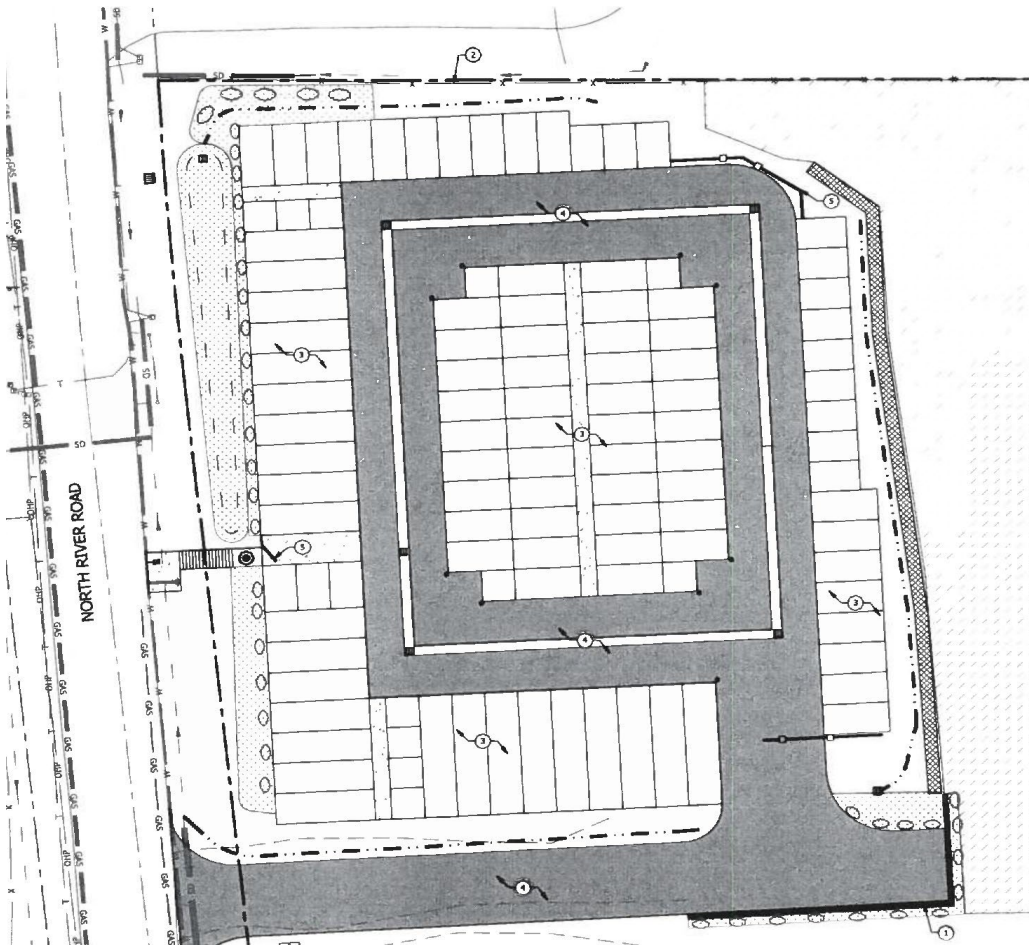
VI. This meeting is also available for attendance by phone or internet via FreeConferenceCall.com:
Dial-in using your phone: Or visit the website: Online ID: rogueriver
+1-978-990-5207 freeconferencecall.com Access Code: 2145898

Public Hearing: August 26, 2025
6:00pm CITY HALL COUNCIL CHAMBERS
133 Broadway, Rogue River, Oregon
FILE: SIT 2025-06



VICINITY MAP

No Scale



**Public Hearing: August 26, 2025
6:00pm CITY HALL COUNCIL CHAMBERS
133 Broadway, Rogue River, Oregon
FILE: SIT 2025-06**

APPLICANT/	American Secure Storage INC	AGENT:	Justin Gerlitz, P.E.
OWNER:	Christian Huttema		Gerlitz Engineering Consultants
	3134 Foothill Boulevard		223 NE "B" Street
	Grants Pass, OR 97526		Grants Pass, OR 97526

REQUEST: Construction of a 110-unit mini storage facility
SITE ADDRESS: 5204 North River Road
PROPERTY: T36S, R4W, Section 22C Taxlot 100
SITE SIZE: 1.77 acres
ZONING: M-1 Industrial General District

Notice to mortgagee, lien holder, vendor, or seller: The City of Rogue River Zoning Ordinance requires that if you receive this notice, it shall be promptly forwarded to the purchaser.

To have your comments included in the Planning Commission's Packet, please submit your comments on this application to the City of Rogue River, PO Box 1137, Rogue River, OR 97537, no later than 8:00 am on August 19, 2025.

You are invited to attend the public hearing. You are invited to testify.

If you wish to present written or photo evidence at the public hearing please provide 10 copies.

Rogue River City Hall is handicapped-accessible. Persons with hearing, visual or manual impairments who wish to participate in the meetings should contact the City 24 hours before the meeting so appropriate communication assistance can be arranged for and provided.

- () I/We have no comment.
- () This property is not in our jurisdiction.
- () I/We recommend approval of this application.
- () Please address the following concerns should this application be approved:

- () I/We encourage denial of this application for the following reasons:

Re: SIT 2025-06

Signature: _____

Print Name: _____

Date: _____

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Further comments from the facing page can be written here:



RE: Request for Comment SIT 2025-06 - 5204 N River Rd. 110-unit mini storage facility

From Loree Pryce <lpryce@engineeringservicesllc.com>
Date Fri 8/8/2025 11:13 AM
To Ryan Nolan <rnolan@CityofRogueRiver.org>
Cc Mike Bollweg <mbollweg@CityofRogueRiver.org>

Hi Ryan,

Here is a draft of my comments. I have some questions on the highlighted areas to discuss with you on Monday. Thanks, Loree

8/3/2025

5204 North River Road - 110-unit mini storage facility

Planning Application

City Engineer Comments

1. The application address fire flow as "Emergency water supply will be available from the existing fire hydrant located along the road frontage." This area is supplied water via an existing 6" PVC water main which may be undersized for fire protection. Please provide the fire code requirements for fire protection for this facility and how the facility will meet these requirements, with hydraulic calculations stamped by a registered engineer.
2. A 1200 C DEQ Stormwater permit is required
3. Please confirm if there is no sewer connection but a 1 inch meter is proposed for landscaping? Please explain the uses for the new water service.
4. The lot has moderate slope. This will require a licensed geotechnical engineer to evaluate and report on the grading proposed. Provide cut and fill quantities.
5. Planning to comment on the transportation elements. The road is narrow and zoned 35 mph however I observed high speeds and difficulty maneuvering.
6. Please review the following excerpt from the City's Stormwater TMDL MS4 permit page 23-24 and review subsequent pages for compliance.

"Through ordinance or other regulatory mechanism, to the extent allowable under state and federal law, the permit registrant must require the following for project sites discharging stormwater to the MS4 that create or replace 5,000 square feet or more of impervious surface area:

(A) The use of structural stormwater controls at all qualifying sites.

1. A site-specific stormwater management approach that targets natural surface or predevelopment hydrological function through the installation and long-term operation and maintenance of structural stormwater controls.
2. Long-term operation and maintenance of structural stormwater controls at project sites that are under the ownership of a private entity.
3. The permit registrant must use appropriate enforcement procedures and actions to ensure compliance with Schedule A.3.e.iv. The local ordinance or other regulatory mechanism adopted must meet the requirements of Schedule A.3."
7. As related to comment 6, if the project increases runoff, Figure 9 of the City's Stormwater Master Plan dated April 2003 identifies storm water conveyance deficiencies which would need to be mitigated for additional runoff.

From: Ryan Nolan <rnolan@CityofRogueRiver.org>

Sent: Friday, August 1, 2025 2:38 PM

To: David.Moore@lumen.com; hhorton@hunterfiber.com; Marci.Mahpari@pacificorp.com; Kathy.carpenter@avistacorp.com; chad.murders@ecso911.com; trent@sosanitation.com; john.wilcox@charter.com; gis@gpid.com; Bill.Meyers@state.or.us; gis@jacksoncounty.org; Stuhraa@jacksoncounty.org; nickeltl@jacksoncounty.org; PhilpJW@jacksoncounty.org; EPH@jacksoncounty.org; drash@rogueriverpolice.org; mgavlik@rogueriverfd.com; sara.a.schluter@usps.gov; jbnick@medfordlaw.net; oheater@rvcog.org; cliffp@nwcodepros.com; Mike Bollweg <mbollweg@CityofRogueRiver.org>; Loree Pryce <lpryce@engineeringservicesllc.com>; Ryan Nolan <rnolan@CityofRogueRiver.org>

Cc: Diane Oliver <doliver@CityofRogueRiver.org>; Christian Huttema <christian.huttema@gmail.com>; Justin Gerlitz <justin@gerlitzengineering.com>

Subject: Request for Comment SIT 2025-06

Please review the attached Land Use Application and Notice of Public Hearing/Request for Comment regarding a proposed 110-unit mini storage facility at 5204 North River Road (Map # 36S-4W-22 Tax Lot 100). Comments received by August 19th will be incorporated in the staff report.

Ryan L. Nolan

City Administrator

City of Rogue River

8/12/25, 2:57 PM

RE: Request for Comment SIT 2025-06 - 5204 N River Rd. 110-unit mini storage facility - Ryan Nolan - Outlook

133 Broadway Street, P.O. Box 1137

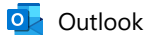
Rogue River, Oregon 97537

Phone: 541-582-4401 ext. 106

Fax: 541-582-0937

rnolan@cityofrogueriver.org

www.cityofrogueriver.org


RE: Request for Comment SIT 2025-06 - 5204 N River Rd. 110-unit mini storage facility

From Loree Pryce <lpryce@engineeringservicesllc.com>
Date Fri 8/8/2025 11:13 AM
To Ryan Nolan <rnolan@CityofRogueRiver.org>
Cc Mike Bollweg <mbollweg@CityofRogueRiver.org>

Hi Ryan,

Here is a draft of my comments. I have some questions on the highlighted areas to discuss with you on Monday. Thanks, Loree

8/3/2025

5204 North River Road - 110-unit mini storage facility

Planning Application

City Engineer Comments

1. The application address fire flow as "Emergency water supply will be available from the existing fire hydrant located along the road frontage." This area is supplied water via an existing 6" PVC water main which may be undersized for fire protection. Please provide the fire code requirements for fire protection for this facility and how the facility will meet these requirements, with hydraulic calculations stamped by a registered engineer.
2. A 1200 C DEQ Stormwater permit is required
3. Please confirm if there is no sewer connection but a 1 inch meter is proposed for landscaping? Please explain the uses for the new water service.
4. The lot has moderate slope. This will require a licensed geotechnical engineer to evaluate and report on the grading proposed. Provide cut and fill quantities.
5. Planning to comment on the transportation elements. The road is narrow and zoned 35 mph however I observed high speeds and difficulty maneuvering.
6. Please review the following excerpt from the City's Stormwater TMDL MS4 permit page 23-24 and review subsequent pages for compliance.

"Through ordinance or other regulatory mechanism, to the extent allowable under state and federal law, the permit registrant must require the following for project sites discharging stormwater to the MS4 that create or replace 5,000 square feet or more of impervious surface area:

(A) The use of structural stormwater controls at all qualifying sites.

1. A site-specific stormwater management approach that targets natural surface or predevelopment hydrological function through the installation and long-term operation and maintenance of structural stormwater controls.
2. Long-term operation and maintenance of structural stormwater controls at project sites that are under the ownership of a private entity.
3. The permit registrant must use appropriate enforcement procedures and actions to ensure compliance with Schedule A.3.e.iv. The local ordinance or other regulatory mechanism adopted must meet the requirements of Schedule A.3."
7. As related to comment 6, if the project increases runoff, Figure 9 of the City's Stormwater Master Plan dated April 2003 identifies storm water conveyance deficiencies which would need to be mitigated for additional runoff.

From: Ryan Nolan <rnolan@CityofRogueRiver.org>

Sent: Friday, August 1, 2025 2:38 PM

To: David.Moore@lumen.com; hhorton@hunterfiber.com; Marci.Mahpari@pacificorp.com; Kathy.carpenter@avistacorp.com; chad.murders@ecso911.com; trent@sosanitation.com; john.wilcox@charter.com; gis@gpid.com; Bill.Meyers@state.or.us; gis@jacksoncounty.org; StuhrAA@jacksoncounty.org; nickeltl@jacksoncounty.org; PhilpJW@jacksoncounty.org; EPH@jacksoncounty.org; drash@rogueriverpolice.org; mgavlik@rogueriverfd.com; sara.a.schluter@usps.gov; jbnick@medfordlaw.net; oheater@rvcog.org; cliffp@nwcodepros.com; Mike Bollweg <mbollweg@CityofRogueRiver.org>; Loree Pryce <lpryce@engineeringservicesllc.com>; Ryan Nolan <rnolan@CityofRogueRiver.org>

Cc: Diane Oliver <doliver@CityofRogueRiver.org>; Christian Huttema <christian.huttema@gmail.com>; Justin Gerlitz <justin@gerlitzengineering.com>

Subject: Request for Comment SIT 2025-06

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Ryan L. Nolan

City Administrator

City of Rogue River

PLANNING COMMISSION PACKET

43

8/8/25, 11:18 AM

Mail - Ryan Nolan - Outlook

133 Broadway Street, P.O. Box 1137

Rogue River, Oregon 97537

Phone: 541-582-4401 ext. 106

Fax: 541-582-0937

rnolan@cityofrogueriver.org

www.cityofrogueriver.org



LUMEN reply - Request for Comment SIT 2025-06

From Moore, David P <David.Moore@lumen.com>
Date Fri 8/1/2025 3:17 PM
To Ryan Nolan <rnolan@CityofRogueRiver.org>

Good afternoon,

Please be advised a LUMEN underground presence in the ROW of this location.

Thank you,



David Paul Moore

Local Network Implementation Engineer II
 150 Stewart Ave Medford, OR 97501
 Tel: 986-200-4056 | Cell: 971-421-6389
david.moore@lumen.com

From: Ryan Nolan <rnolan@CityofRogueRiver.org>
Sent: Friday, August 1, 2025 2:38 PM
To: Moore, David P <David.Moore@lumen.com>; hhorton@hunterfiber.com; Marci.Mahpari@pacificorp.com; Kathy.carpenter@avistacorp.com; chad.murders@ecso911.com; trent@sos sanitation.com; john.wilcox@charter.com; gis@gpid.com; Bill.Meyers@state.or.us; gis@jacksoncounty.org; StuhrAA@jacksoncounty.org; nickeltl@jacksoncounty.org; PhilpJW@jacksoncounty.org; EPH@jacksoncounty.org; drash@rogueriverpolice.org; mgavlik@rogueriverfd.com; sara.a.schluter@usps.gov; jbunick@medfordlaw.net; oheater@rvkog.org; cliffp@nwcodepros.com; Mike Bollweg <mbollweg@CityofRogueRiver.org>; lpryce@engineeringservicesllc.com; Ryan Nolan <rnolan@CityofRogueRiver.org>
Cc: Diane Oliver <doliver@CityofRogueRiver.org>; Christian Huttema <christian.huttema@gmail.com>; Justin Gerlitz <justin@gerlitzengineering.com>
Subject: Request for Comment SIT 2025-06

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Ryan L. Nolan

City Administrator

City of Rogue River

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CITY OF ROGUE RIVER

133 Broadway St, Rogue River, OR 97537
(541) 582-4401

TYPE IV STAFF REPORT FOR CONDITIONAL USE PERMIT, SITE DESIGN REVIEW, ZONING MAP AMENDMENT, PROPERTY LINE VACATION

Date: August 12, 2025
Prepared By: Onnie Heater

FILE: CUP 2025-01
Conditional Use Permit, Site Design Review,
Zoning Map Amendment, Property Line
Vacation

Owner Central Rogue MHC LLC
3308 El Camino Ave, Suite 300, RM 608
Sacramento, CA 95821

Applicant Jedidiah Ferguson
3308 El Camino Ave, Suite 300, RM 608
Sacramento, CA 95821

Property Location 515 E Main St

Legal Description Township 36 South, Range 4 West, Section 15 &
22, Tax Lot 1000, 1002, & 1006

Lot Size 6.22 Acres (combined)

Comprehensive Plan Commercial & High Density Residential

Zoning R-2, Residential Single-Family District (Lot
1000) & C-1, Commercial District (Lots 1002
& 1006)

Proposal Request to amend the 1978 Conditional
Use Permit for Central Rogue Mobile Home
Community to allow for eight additional
manufactured dwelling units, associated site
and park improvements.

Procedure Type Type III – Conditional Use Permit
(\$17.100.060)

Approval Criteria Use Criteria Conditional Use in
§17.100.060(A), Site Design Review in
§17.115.090, Amendment to Zoning Map

§17.125.030 & Vacation of Property Line §
16.45.120

Applicable Development Code Title 5 Business Licenses, Taxes and
Regulations; Title 12 Streets, Sidewalks and
Public Places Title 13 Public Utilities and
Services; Title 16 Land Divisions; Title 15
Buildings and Construction; Title 17 Zoning;
Title 18 Development Administration

1.0 PROPERTY CHARACTERISTICS

- 1.1** Access: Access is currently off of East Main Street
- 1.2** Natural Features:
- 1.2.1** Water & Wetlands: Streams and wetlands identified on the Statewide Wetlands Inventory List boarder the northern property line.
 - 1.2.2** Flood Hazard: The most northerly portion of the property falls within a FEMA special flood hazard area.
 - 1.2.3** Steep Slopes: None
- 1.3** Previous Land Use Actions: Improvements include a 33-Unit Mobile Home Park (then Pioneer Square, now Central Rogue MHC)
- 1.4** Current Land Use: Mobile Home Park
- 1.5** Neighboring Land Uses: The property is surrounded by a mix of zoning designations and jurisdictions. To the north, it abuts a single-family residential (R-1-8) parcel improved with a home. On the east, the adjoining land is zoned Residential High Density (R-2) and developed with a housing complex. The southern boundary lies within a commercial zone (C-1), where existing uses include a bank and a dental office. To the west, the property borders the Oregon Ice Company, located on land also zoned with C-1 for commercial use.
-

2.0 AUTHORITY

- 2.1** Conditional Use Permits are reviewed with a Type III procedure, per §17.100.030. The Type III procedure is described in §17.10.070(F).

The Planning Commission, granting approval for a Conditional Use Permit, shall use the approval criteria in §17.100.060 (A), and the approval criteria for a Site Design Review in §17.115.090.

The Commission may impose conditions of approval “that are found necessary to ensure that the use is compatible with other uses in the vicinity, and that the negative impact of the proposed use on the surrounding uses and public facilities is minimized”. The Commission may also require annual, or less frequent, renewal of conditional use permits.

- 2.2** Amendments to the Zoning Map are reviewed with a Type IV procedure, per §17.125.020. The Type IV procedure is described in §17.10.070(G).

Planning commission review and recommendation, and city council approval, of an ordinance amending the zoning map shall be based on the criteria in §17.125.030.

The city planning official shall maintain a record of amendments to the text of this code and the zoning map in a format convenient for public use. In the case of a map amendment, the map shall be made part of the ordinance. [Ord. 23-418-O § 124 (Exh. A-4)].

- 2.3** Petitions for property line vacations shall be reviewed with a Type II procedure, per §16.10.040. The Type II procedure is described in §16.10.060.

- 2.4** Consolidation of proceedings is allowed in Rogue River (and mandated in Oregon). §17.10.090(B) outlines that consolidation of proceedings may allow applications for multiple land use approvals involving the same parcels of land may be consolidated into one proceeding. The section also clarifies that one approval body shall have authority to approve all consolidated requests. As the zoning map amendment requested is a Type IV review process, all requests will be elevated to a Type IV review with Planning Commission recommendations going to the City Council for final approval. The Type IV procedure is described in §17.10.070(G).

3.0 PROCEDURE AND TIMELINE

The process and timeline for a Type IV review is described in RRM §17.10.070 (G).

- 3.1 Pre-application conference: 11/3/2022
- 3.2 Application submitted: 06/24/2025
- 3.3 Application complete: 06/25/2025
- 3.4 Mailed Notice: 08/04/2025
- 3.5 Published Notice: 08/13/2025 in the *Rogue River Press*
- 3.6 Staff Report: 08/15/2024
- 3.7 Public Hearing: 08/26/2025
- 3.8 Appeal deadline: Within twelve (12) days of the final order mailed
- 3.9 120-Day Deadline: 10/22/2025
ORS 197.311 requires that final action on this application be taken within 120 days from when the application is deemed complete.

4.0 FINDINGS

Before granting a Conditional Use Permit, the Planning Commission shall find that the following criteria are met, from §17.100.060(A).

- 4.1 *The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.*

Staff Response: Satisfied with Conditions

The combined site encompasses 6.62 acres and is relatively flat, with all slopes under five percent. The proposal includes the addition of eight units—bringing the total to 41—within an existing manufactured housing community. The site is accessed via Pioneer Way off East Main Street and includes guest parking as well as resident carports. The location and adequacy of parking appear consistent with standard requirements. The proposed additional units can comply with all applicable zoning standards, either as currently proposed or through reasonable conditions of approval.

The development must also adhere to all relevant state and federal environmental regulations concerning air and water quality, as well as noise standards.

As a condition of approval, revised site plans must demonstrate: all building and lot setbacks conform to Code minimums; confirm ADA-compliant routes and that parking ratios align with municipal requirements and confirm that all trash/recycling enclosures, lighting, and landscaping requirements are addressed.

- 4.2** *All required public facilities, including water, sanitary sewer, and streets, have adequate capacity or are to be improved to serve the proposal, consistent with city standards.*

Staff Response: Satisfied with Conditions

Several existing utility easements and infrastructure components are identified on the site. A perpetual water line and well easement is currently in place. Tax Lot 1006 shares water and sewer connections with the adjacent mobile home park through an existing restrictive easement. However, pursuant to Chapter 13 of the municipal code, each lot is required to have its own independent utility connection. Water Services and Facilities are required to provide water at a planning rate of 250 gallons per day per person or population equivalent, with necessary upgrades and system expansions to support future growth.

As a condition of approval, separate water and sewer connections for Tax Lot 1006 to the main must be installed, or alternatively, this requirement may be addressed through the addition of Tax Lot 1006 to the proposed zone change and associated lot line adjustment.

- 4.3** *The negative impacts of the proposed use, if any, on adjacent properties and on the public can be mitigated through application of other code standards, or other reasonable conditions of approval.*

Staff Response: Satisfied with Conditions

The proposed additional homes are consistent with the existing use and character of the manufactured housing community and incorporate the required buffers and internal site controls. To mitigate potential impacts on surrounding properties, a maintained buffer around the existing well will be required.

As a condition of approval, a dedicated 100-foot restrictive easement surrounding the well must be established in accordance with OAR 333-061-0050. This easement shall be recorded with the county with the recorded deed to the property. This easement shall include restrictions prohibiting: any existing or proposed pit privy, subsurface sewage disposal drain field; cesspool; solid waste disposal site; pressure sewer line; buried fuel storage tank; animal yard, feedlot or animal waste storage; untreated storm water or gray water disposal; chemical (including solvents, pesticides and fertilizers) storage, usage or application; fuel transfer or storage; mineral resource extraction, vehicle or machinery maintenance or long term storage; junk/auto/scrap yard; cemetery; unapproved well; well that has not been properly abandoned or of unknown or suspect construction; source of pathogenic organisms or any other similar public health hazards..

As part of this conformance with OAR 333-061-0050, and as a condition of approval, a revised site plan will need to show that no structures designed for vehicle or machinery storage are placed within the 100 foot restrictive easement. Additionally, any proposed private roadways may only be placed within the 100 foot restrictive easement area if the Public Works Director can determine that the final site plan and improvements protect the well against contamination from the surface runoff or hazardous liquids which may be spilled on the roadway. Additionally, no development may occur that would conflict with any existing restrictive easements on the site.

All final utility locations must be clearly shown on civil drawings to ensure new development does not encroach upon existing underground utilities. Any utility lines found to be located beneath proposed structures or improvements must be rerouted. The site plan—including

driveways, buildings, and sewer alignments—must be revised as needed to comply with wellhead protection requirements.

Further conditions will require that storm drainage improvements comply with OAR 333-061-0050 and applicable City stormwater standards. Existing sewer lines must be camera-inspected prior to any new connections, with inspection reports submitted to the Public Works Director for review and approval.

It shall be the developer's responsibility to provide the city with a fire hydrant, on a water line of not less than six inches in diameter, if there is not one within 300 feet of the proposed development, measuring from each building site along public right-of-way. This requirement shall apply to any new developments with more than three residential buildings or building sites and to all new commercial or industrial construction. Final civil engineering plans must demonstrate that adequate fire flow is available at all hydrants, and a new hydrant must be added as requested by the Fire Marshal.

4.4 *A conditional use permit shall not allow a use that is prohibited or not expressly allowed under RRMC Title 17; nor shall a conditional use permit grant a variance without a variance application being reviewed with the conditional use application.*

Staff Response: Satisfied

A manufactured dwelling park is a conditionally permitted use within the R-2 zoning district. The application does not propose any uses that are prohibited, nor does it seek any variances from applicable code requirements.

For new conditional uses, the Planning Commission shall also find that the proposal meets the approval criteria for a Site Design Review, from §17.115.090.

4.5 *Complies with the Rogue River comprehensive plan;*

Staff Response: Satisfied

The subject parcel is located adjacent to an established residential mobile home park and is designated as High-Density Residential in the City of Rogue River's Comprehensive Plan. The proposed rezoning from Commercial to Residential (R-2) would align the property's zoning and Comprehensive Plan designation, facilitating logical infill development that is compatible with surrounding land use patterns. The R-2 zoning district is intended to accommodate a variety of housing types, including manufactured dwelling parks, which are permitted conditionally. Both the existing and proposed uses are consistent with the objectives of the Comprehensive Plan and the intent of the R-2 zoning designation.

4.6 *The application complies with all of the applicable provisions of the underlying base zone, including, but not limited to, building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, and other applicable standards;*

Staff Response: Satisfied with Conditions

The submitted site plan provides a comprehensive layout that includes the locations of homes, driveways, walkways, parking areas, fencing, recreational amenities, site lighting, mailbox placement, and project signage. The design is consistent with the established

character and access patterns of the existing manufactured home community. A riparian setback from Ward Creek is incorporated into the plan, along with clearly defined setbacks between structures and property lines. Guest parking and resident carports are included and meet the setback requirements. The quantity and layout of parking appear consistent with applicable City standards. A designated recreation area totaling 5,500 square feet is provided, meeting the intent of open space requirements. Proposed fencing and a hedgerow contribute to effective visual screening. The plan also identifies several existing utility easements and infrastructure features. The floodway boundary is clearly delineated, and appropriate buffer areas are included in accordance with relevant environmental and safety standards.

As a condition of approval, a revised site plan must demonstrate that all building and lot setbacks conform to Code minimums (as these are not fully measurable without explicit dimensions on the current submittal); confirm that accessible (ADA-compliant) routes are provided; confirm that all trash and recycling enclosures, site lighting, and landscaping requirements are adequately addressed; and assure that the carports are not located within the water easement.

Manufactured dwelling units shall have a durable surface driveway suitable for maneuvering beginning from a city-maintained street to the parking space(s) serving the dwelling unit(s). It shall also be required to pave the portion of the public right-of-way being used as ingress/egress to the property. Any private road beginning from a city-maintained street shall also have a durable surface suitable for vehicle maneuvering.

4.7 *Complies with all other applicable requirements of this title;*

Staff Response: Satisfied with Conditions

The proposal either complies with all applicable zoning requirements as submitted or can be amended, subject to conditions, to fully meet the requirements set forth in Title 17 – the city’s zoning and planning code governing land use, site development, and applicable design standards.

As a condition of approval, all manufactured dwellings shall comply with the regulations of ORS Chapter 446 and OAR 814-23-050 through 814-23-080. No manufactured dwelling shall be placed upon a lot unless it has the Oregon insignia of compliance as provided for in ORS 476.170. No manufactured dwelling shall be placed upon a lot unless the owner of the manufactured dwelling is also the owner of the lot. The term “owner of the lot” shall include the person holding title by recorded deed and also a person who is a contract purchaser whose contract or a memorandum thereof is recorded. The manufactured dwelling shall be set up in compliance with the Oregon Manufactured Dwelling and Park Specialty Code, including a continuous skirting. No manufactured dwelling shall be placed on a lot unless provisions for off-street parking spaces are provided as required by RPMC 17.70.020. No manufactured dwelling shall be occupied until it is connected with the city water and sewer systems. No manufactured dwelling shall be occupied until it has passed a final inspection from the building official of the city of Rogue River.

- 4.8** *Adequate public services, facilities and utilities are available, or can be made available by the applicant as part of a proposed development;*

Staff Response: Satisfied with Conditions

As covered under criterion section 4.2 above.

- 4.9** *The proposal includes required upgrades, if any, to existing development that does not comply with the applicable land use district standards;*

Staff Response: Satisfied with Conditions

The application materials acknowledge that any nonconforming aspects of the original development—such as utility connections, site access, circulation patterns, or setbacks—will be corrected or upgraded as part of the new site plan and Conditional Use Permit amendment. Utility and drainage plans confirm that City water and sewer services, as well as stormwater management, will be improved or extended as needed to serve the expanded park and ensure public health and safety. The design addresses fencing, open space, parking, and accessibility, ensuring that both newly developed and existing portions of the site will meet current code requirements. Any required upgrades or modifications to address previous nonconformities are included as part of this proposal, bringing the entire project into conformance with applicable land use district standards. The original 1978 conditions of approval required a restrictive easement with a 100 foot radius around the City Well, as a condition of approval a 100 foot restrictive easement shall be provided. The original 1978 conditions of approval required that a suitable recreation area be provided and maintained by the developer within the area adjacent to the mobile home park on the developers property. The application for modification includes a proposed 5,500 square foot recreation area. As a condition of approval the applicant must develop and maintain the proposed 5,500 square foot recreation area in perpetuity (also maintaining conformance with the public well protection standards found in OAR 333-061-0050.

- 4.10** *Potential land use conflicts between the proposed project and adjacent uses have been adequately mitigated through specific conditions of development;*

Staff Response: Satisfied with Conditions

As covered under criterion section 4.3 above.

- 4.11** *Access shall comply with RRMC 17.65.080, and shall be properly placed in relation to sight distance, driveway spacing, and other related considerations, including opportunities for joint and cross access. The proposed development shall not diminish the function of public streets;*

Staff Response: Satisfied with Conditions

The proposed development provides access to the site from East Main Street, a public right-of-way that is improved to City standards. According to the submitted narrative and site plan, no additional curb cuts or driveways are proposed, preserving the current access configuration. The plan maintains adequate driveway spacing and proper placement consistent with sight distance requirements as outlined in RRM 17.65.080. The conceptual design incorporates internal circulation patterns that support safe and efficient ingress and egress, and opportunities for joint or cross access with adjacent properties have been considered, encouraging circulation connectivity within the development. Furthermore, the relatively small increase in traffic volume generated by the addition of eight dwelling units is not expected to diminish the function of the public street system. East Main Street is capable of accommodating the proposed vehicle trips without impairment to traffic flow or safety.

As a condition of approval, any developer working in any public right-of-way within the city limits shall provide the city with a certificate of insurance in the amount of \$1,000,000, naming the city as an additional insured. Public utilities are exempt from this subsection.

- 4.12** *The road system shall provide adequate access to buildings for residents, visitors, deliveries, emergency vehicles, and garbage collection;*

Staff Response: Satisfied

The submitted conceptual site plan provides an internal road system designed to adequately serve all proposed buildings and residents. The internal circulation layout includes driveways and pathways that connect all manufactured home pads, guest parking areas, and common facilities, ensuring convenient and safe access for residents and visitors. The road widths and circulation patterns accommodate vehicle movements appropriate for deliveries, garbage collection, and emergency services. The plan incorporates adequate turnaround areas and minimizes conflict points to allow emergency vehicles to maneuver efficiently throughout the park. The continuous and well-defined road system meets the requirements to support all necessary vehicular access functions, maintaining public health and safety standards.

- 4.13** *An internal pedestrian system of sidewalks or paths shall provide connections to parking areas, entrances to the development, and open space, recreational, and other community facilities associated with the development;*

Staff Response: Satisfied

The submitted conceptual site plan includes an internal pedestrian system that provides appropriate connectivity within the development. Sidewalks and walkways are shown linking parking areas, individual manufactured home units, and common facilities such as the proposed 5,500 square foot recreation area. These pedestrian pathways ensure safe and convenient access for residents and visitors between parking, home entrances, and open space amenities. The design maintains continuity and logical connections throughout the site, enhancing walkability and access to community features while supporting safe circulation.

- 4.14** *The proposed use shall not impose an undue burden on the public transportation system. For developments that are likely to generate more than 200 average daily motor vehicle trips (ADTs), the*

applicant shall provide adequate information, such as a traffic impact study or traffic counts, to demonstrate the level of impact to the street system will not exceed a V/C ratio of .80. Whenever performance standards of local, arterial or collector roads are determined to be above .80 V/C and transportation improvements are not planned within the planning horizon to bring performance to standard, the performance standard is to avoid further degradation.;

Staff Response: Satisfied

The proposed expansion of eight additional units is anticipated to generate a minimal increase in traffic volume, well below the threshold of 200 average daily motor vehicle trips (ADTs) that would necessitate a traffic impact study.

For manufactured dwelling parks, the Planning Commission shall also find that the proposal meets the approval criteria for a Site Development Standards from §17.75.030.

- 4.15** *A manufactured dwelling park must have a certificate of sanitation issued by the state Department of Commerce, and comply with the requirements of ORS 446.095 through 446.140, and OAR 814-28-010 through 814-28-170 and 333-31-033 through 333-31-051.*

Staff Response: Satisfied with Conditions

The project is subject to and shall comply with ORS 446.095 through 446.140, which govern the certification and operational standards for manufactured dwelling parks in Oregon. Additionally, the development will meet all relevant provisions under Oregon Administrative Rules (OAR) 814-28-010 through 814-28-170 and 333-31-033 through 333-31-051, which prescribe specific regulations for sanitation, health, safety, and maintenance of such parks. The applicant acknowledges the need to obtain a certificate of sanitation from the Oregon Department of Commerce, as required by state law prior to park operation and occupancy.

- 4.16** *Accessways shall connect each manufactured dwelling space to a public street and shall meet the following requirements:*
- 1. The first 100 feet of the accessway from a public street shall be 36 feet wide, with parking allowed on one side only.*
 - 2. Accessways within the interior of the development can be:*
 - a. A minimum of 24 feet wide with no on-street parking;*
 - b. A minimum of 32 feet wide with on-street parking allowed on one side only; or*
 - c. A minimum of 40 feet wide with on-street parking on both sides of the accessway.*
 - 3. All accessways shall be paved with asphaltic concrete in keeping with the city street paving standards.*
 - 4. All accessways shall be well drained into a storm drainage system approved by the public works department.*
 - 5. Accessways shall be lighted according to city street lighting standards for residential streets.*

Staff Response: Satisfied with Conditions

The development can comply with the accessway design and infrastructure criteria for width, paving, drainage, and lighting in accordance with city requirements, either as currently proposed or through reasonable conditions of approval meets.

- 4.17** *Two off-street parking spaces shall be provided for each manufactured dwelling space. These parking spaces shall meet the requirements of RRMC 17.70.020.*

Staff Response: Satisfied

The proposed expansion includes provisions for off-street parking that comply with the requirement of two off-street parking spaces per manufactured dwelling unit. The conceptual site plan and supporting documents demonstrate that each manufactured home pad is served by at least two designated parking spaces, including both carports and surface parking areas. These parking spaces are conveniently located adjacent to the dwelling units to ensure resident and visitor access. The total number of parking spaces exceeds the minimum required by code for the existing 33 units plus the eight additional manufactured homes proposed in the expansion, thereby meeting the parking standards for the development. Parking areas are integrated within the site layout without compromising internal circulation, open space, or community amenities.

- 4.18** *Paved and well drained walkways not less than three feet in width shall be provided from each trailer space to the service buildings and from the patio to the surfaced part of the accessway. The accessway may be considered as part of the walkway to the service building.*

Staff Response: Satisfied with Conditions

The proposed site plan includes paved walkways providing safe and convenient pedestrian access as required by development standards. Walkways of at least three feet in width are shown connecting each manufactured home pad to the centralized service buildings and common amenities. Additionally, paved pathways extend from the patios of each unit to the surfaced accessways. The design integrates accessways as part of the pedestrian circulation system where appropriate, facilitating connectivity within the development. Drainage infrastructure is incorporated into the site design to ensure all walkways remain well-drained and free from water accumulation.

- 4.19** *The manufactured dwelling lot or space shall have:*
- 1. A minimum width of 60 feet, a minimum length of 70 feet, and a minimum size of 4,200 square feet.*
 - 2. Enough space so that the manufactured dwelling and other roofed structures on the lot do not cover more than 75 percent of the lot area.*
 - 3. A driveway of not less than 12 feet in width from the private road.*
 - 4. A patio or combination of patios of concrete, asphalt, flagstone, wood, or other equivalent material with an area of not less than 150 square feet, a minimum width of six feet and a minimum length of 20 feet.*

Staff Response: Satisfied

The development satisfies all dimensional, coverage, access, and outdoor living area requirements for manufactured dwelling lots stipulated in the applicable standards.

- 4.20** *Structures located in any manufactured dwelling space shall be limited to carports or storage buildings only. The storage building shall be limited to a maximum of 120 square feet of floor area for each manufactured dwelling space and the building shall be of permanent character. A storage structure or carport shall be located at least 10 feet from a manufactured dwelling.*

Staff Response: Satisfied

The proposed site plan conforms to the requirement restricting structures within each manufactured dwelling space to carports or storage buildings only. The plan includes carports and storage buildings designed to serve each manufactured dwelling. Storage buildings are sized to not exceed the maximum allowable floor area of 120 square feet per lot, and materials and construction methods ensure they are permanent in character. Furthermore, all carports and storage structures are sited with a minimum setback of 10 feet from the manufactured dwellings, maintaining appropriate separation for safety and functional use.

4.21 *Except for automobiles, storage shall be within an enclosed structure.*

Staff Response: Satisfied with Conditions

The site plan and supporting documents demonstrate that areas for storage have been designated as enclosed buildings or structures consistent with regulatory standards. These enclosed storage facilities are appropriately sized, constructed with permanent materials, and serve the needs of the residents while maintaining site order and appearance. Outdoor storage of materials other than automobiles is not permitted, ensuring a neat and safe environment consistent with applicable regulations.

4.22 *No structure additions shall be built onto or become a part of any manufactured dwelling.*

Staff Response: Satisfied with Condition

The project plans and narrative clearly indicate that each manufactured home will remain a standalone unit with no external additions. All accessory structures, such as storage buildings or carports, are distinct and separate from the manufactured dwellings, ensuring no physical attachment or integration occurs.

4.23 *An accessory building or structure in the park other than a sign or fence shall be at least 25 feet from a public street right-of-way.*

Staff Response: Satisfied

The plan clearly delineates the location of accessory buildings, including storage facilities and other structures, which are sited well beyond the 25-foot minimum setback from East Main Street and any other public rights-of-way. This position ensures compliance with setback standards designed to maintain clear sight lines, enhance streetscape aesthetics, and provide adequate separation from public thoroughfares.

4.24 *Manufactured dwellings will have the following separations from other facilities:*
1. *At least 15 feet from another manufactured dwelling.*
2. *At least 10 feet from a park building.*
3. *At least 10 feet from a park property line.*
4. *At least 25 feet from a public street right-of-way.*
5. *At least five feet from an access way.*

Staff Response: Satisfied

The spacing standards are incorporated into the site design and affirm compliance with the applicable regulatory requirements for manufactured dwelling separations within the park.

- 4.25** *A minimum of 125 square feet of recreation area shall be provided for each manufactured dwelling space. The recreation area may be in one or more locations in the manufactured dwelling park. Each recreation area shall have a minimum size of 2,500 square feet and a minimum width of 25 feet. Recreation areas shall be suitably improved for recreation use.*

Staff Response: Satisfied

The proposed expansion meets the recreational area requirements for a manufactured dwelling park. With the addition of eight units, the park will contain a total of 41 manufactured dwelling spaces, necessitating a minimum of 5,125 square feet (41 units × 125 sq ft/unit) of recreation area. The site plan provides a designated recreation area of approximately 5,500 square feet, exceeding the minimum cumulative area required.

- 4.26** *Each manufactured dwelling shall be connected to the city water and sewer systems and to electrical power services. Receptacles for garbage shall also be provided. Provisions shall be made for mailboxes and telephone service.*

Staff Response: Satisfied with Conditions

The application materials include updated utility plans demonstrating that water and sewer connections are available from the City of Rogue River, with sufficient system capacity or minimal extensions within the park to serve the additional eight units. Electrical service provisions are similarly confirmed. Furthermore, the project design incorporates adequate receptacles for garbage disposal at appropriate locations throughout the park, ensuring proper waste management for residents. Provisions have also been made for mailboxes and telephone service consistent with community standards and utility requirements.

- 4.27** *Each manufactured dwelling permitted in the park must have a state insignia affixed to it.*

Staff Response: Satisfied with Conditions

The application includes documentation confirming that all manufactured homes installed in the park will be state-certified units, meaning they will bear the official state insignia demonstrating compliance with applicable state manufacturing and safety standards.

- 4.28** *Each manufactured dwelling permitted in the park must have continuous skirting and shall be installed in conformance with the International Building Code.*

Staff Response: Satisfied with Conditions

The engineering and site plans reflect adherence to these installation requirements, ensuring that the skirting is properly constructed and maintained throughout the park.

As a condition of approval, continuous skirting installation in accordance with the IBC, shall be provided around each unit to enhance structural stability, protect against pests and weather, and improve the overall aesthetics of the park.

- 4.29** *A sight-obscuring fence or planting screen of not less than five nor more than six feet in height, with no openings other than required entrances and exits, shall be provided surrounding the manufactured dwelling park, except that on sides*

abutting a street and 25 feet therefrom the fence or planting shall be not less than three nor more than four feet in height. The fence shall be continually maintained by the licensee. Yards may be established between a required fence and a street, provided the yard is developed and maintained in a residential character.

Staff Response: Satisfied with Conditions

The proposed expansion satisfies the fencing and screening requirements as stipulated. A sight-obscuring fence or planting screen with a height between five and six feet, without openings except for required entrances and exits, is provided around the manufactured dwelling park. This fencing meets the standard for screening the park from adjacent properties. Along sides abutting public streets and within 25 feet of those streets, the fence or planting screen is designed to be between three and four feet in height, preserving visibility and a residential character appropriate for street frontage. The site plan also incorporates landscaped yards between the fences and streets, developed and maintained to reflect a residential aesthetic in keeping with community standards.

As a condition of approval, the fencing and landscaping shall be continuously maintained, ensuring ongoing compliance and preservation of visual screening, safety, and neighborhood compatibility.

- 4.30** *Manufactured dwelling stands shall be drained and surfaced. The minimum surface depth shall be two inches of gravel or cinders over sterilized ground. Manufactured dwelling stands shall be kept free of plant growth.*

Staff Response: Satisfied with Conditions

The application and site plans specify that all manufactured dwelling stands will be constructed with proper drainage and surfacing. The minimum depth of surface material will be two inches of gravel or cinders placed over sterilized ground, providing stable and drainage-capable foundations for the manufactured homes. Additionally, the site maintenance plan includes provisions to keep all manufactured dwelling stands free of plant growth, ensuring a clean and safe environment that prevents structural or sanitary issues caused by vegetation.

- 4.31** *No manufactured dwelling shall remain in a manufactured dwelling park unless parked in a manufactured dwelling stand and only one manufactured dwelling shall be parked in each manufactured dwelling stand. [Ord. 23-418-O § 124 (Exh. A-4)].*

Staff Response: Satisfied

The project plans demonstrate that each manufactured dwelling site includes a dedicated stand designed to accommodate a single unit only, ensuring no double parking or stacking of homes.

The planning commission, in granting approval of a manufactured dwelling park, shall find that the proposal meets the criteria from §17.75.060.

- 4.32** *That the site for the proposed manufactured dwelling park is adequate in size and shape to accommodate said park and all yards, spaces, walls and fences,*

parking, loading, landscaping and other features required by this chapter to adjust said park with land and uses in the neighborhood are deemed adequate.

Staff Response: Satisfied

The site's shape and topography are conducive to the proposed development without constraints or impediments.

- 4.33** *That the side of the proposed park takes primary access from utilized streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.*

Staff Response: Satisfied

The proposed expansion ensures that primary access to the park is from East Main Street, a public street with sufficient width and pavement quality. East Main Street meets the City of Rogue River's standards for accommodating the anticipated traffic volume associated with the existing 33 units plus the additional 8 units proposed in this expansion. Traffic studies indicate that the incremental traffic from 8 additional manufactured homes does not exceed thresholds that require further mitigation or improvements.

- 4.34** *That the conditions stated in the development agreement are deemed necessary to protect the public health, safety, and welfare.*

Staff Response: Satisfied

The proposed expansion continues to honor the conditions stated in the original 1978 Conditional Use Permit (CUP) and is designed to protect public health, safety, and welfare. The development integrates essential safeguards including perimeter fencing, adequate setbacks, open space, and street access control. The site plan(with minor amendments) can respect the 100-foot sanitary buffer zone around the municipal well, ensuring that no prohibited sanitary hazards are located within this critical public health protection area. Stormwater management is carefully designed to route runoff away from the well protection zone, minimizing contamination risks. Additionally, the expansion complies with fire safety requirements established by the local fire district and includes engineering and lighting plans updated for this project. Recreational spaces and appropriate access drives are maintained to support safe and healthy community living.

For the Amendment to the Zoning Map, the Planning Commission shall find that the proposal meets the criteria from §17.125.030.

- 4.35** *If the proposal involves an amendment to the comprehensive plan, the amendment must be consistent with the statewide planning goals and relevant Oregon Administrative Rules;*

Staff Response: Satisfied

The proposed Comprehensive Plan amendment and corresponding zoning change comply with applicable Statewide Planning Goals and Oregon Administrative Rules (OAR), promoting orderly growth and efficient land use in accordance with regulatory requirements. The proposal is also consistent with the City of Rogue River's Comprehensive Plan designation of High-Density Residential for the subject parcel. Should the applicant choose to include Tax Lot 1006 in the zone change, this is still found to be consistent.

- 4.36** *The proposal must be consistent with the comprehensive plan (the comprehensive plan may be amended concurrently with proposed changes in zoning);*

Staff Response: Satisfied

The proposal is consistent with the City of Rogue River's Comprehensive Plan designation of High-Density Residential for the subject parcel.

- 4.37** *The city council must find the proposal to be in the public interest with regard to community conditions; the proposal either responds to changes in the community, or it corrects a mistake or inconsistency in the subject plan or code; and*

Staff Response: Satisfied

The expansion logically responds to current needs within the community by providing additional housing units consistent with regional housing demand while maintaining the existing character and scale of the mobile home park. The proposal reflects an appropriate and timely adjustment to accommodate growth within the city limits, supporting the community's goals for diverse and affordable housing options.

- 4.38** *The amendment must conform to RPMC 17.125.050, Transportation planning rule compliance. [Ord. 23-418-O § 124 (Exh. A-4)].*

Staff Response: Satisfied

The amendment supports efficient, safe transportation access and complies with the applicable transportation planning requirements under RPMC 17.125.050 and relevant Oregon rules.

For the Vacation of Property Line, the Planning Commission shall find that the proposal meets the approval criteria from §16.45.120.

- 4.39** *The review body may authorize vacation of the property lines unless the resultant property configuration would create a substandard condition relative to the requirements of this title, such as place two single-family dwellings on one lot where only one single-family dwelling per lot is allowed. [Ord. 11-373-O § 8-7:10.200].*

Staff Response: Satisfied with Conditions

The proposed property line vacation between Tax Lots 1000 and 1002 is authorized and does not create a substandard condition under the requirements of Rogue River Municipal Code (RPMC) Title 17. If the applicant chooses to vacate the property line between Tax Lots 1000 and 1006 this would also be true. The vacation consolidates two commonly owned parcels into a single unified parcel, eliminating internal lot lines to allow cohesive development of the expanded Central Rogue Mobile Home Community. This consolidation does not result in multiple single-family dwellings on one lot where only one is allowed, nor does it create any nonconforming land use or density issues. The site will continue to function as one mobile home park with a total of 41 manufactured home units on the unified parcel. All zoning, setback, and density standards remain satisfied, and no new parcels are created or isolated by the vacation.

As a condition of approval, the applicant shall file the approved vacation order, as prepared by the city, with the county clerk within 30 days of adoption.

5.0 AGENCY COMMENTS

5.1 City Engineer:

City Engineer's Preliminary Comments – for discussion with the City

Fire protection per local fire district requirements. Plus add, where are the existing fire hydrants and what are their flow capacities? See Fire Captains email about a hammer head turn around, verify if what they propose meets standards

Recreation area and 25% space for RV/boat storage – looks like they are using what was previously the recreation area. Proposed recreation area is greater than 5,000 sq ft adjacent to the well house. Does this meet the original CUP?

Info on the existing water meter and plumbing fixture counts to determine if the additional demand will impact the capacity of the existing service.

Check with Michael on the well perimeter.

Carport located in water easement

Drainage to outfall. Assess condition of the outfall. Storm water treatment per MS4?

Expansion is well under 1 acre. Discharge to Wards Creek which is in very bad shape.

Condition of existing sewer to tie into?

Shows a water easement for the water main on the project. Size? Public or private?

Same question for new water and sewer

There are a lot of water easements shown. Show piping in easement if any.

Opportunities for I/I reduction in new development? CCTV existing sewer laterals?

Checked storm master plan, no recommended improvements

Wastewater master plan -Does this area drain to Wards Creek Lift Station? Increase the wet well size is identified to reduce cycling times. Wastewater master plan does not seem to focus on collection system capacity except the trunk line.

5.2 LUMEN:

Please be advised that LUMEN maintains multiple underground facilities in this area. Pending locates/survey pre-paid relocations may be required.

5.3 Chief of Police:

Property marked with space number and recommended adequate lighting around the mobile home.

5.4 Fire Department

An additional fire hydrant is required at the end of the cult-da-sac and an appropriate turn around.

6.0 TESTIMONY

- 6.1 One public comment was received in response to the Notice of Public Hearing and Request for Public Comment notification sent out on August 4, 2025. The comment addressed the following concerns about the proposed:

The City's water well is located at the end of the roadway and is surrounded by a 100-foot easement around the pump house, significantly limiting the available space for the placement of six additional manufactured homes. The proposed increase in units may result in higher traffic volumes, raising concerns related to vehicular and pedestrian safety due to the park's limited ingress and egress. Additionally, the potential increase in activity could lead to elevated noise levels, further impacting the livability and safety of the surrounding area.

Staff Response:

The concerns raised regarding the City's water well, available space, increased traffic, and potential noise impacts have been carefully considered in the review of the proposed Central Rogue Mobile Home Community expansion.

Wellhead Protection and Site Layout:

The municipal water well is indeed protected by a 100-foot sanitary buffer, enforced through recorded easements and Oregon Administrative Rules. The proposed site plan has been reviewed by City staff and consulting engineers to ensure that all prohibited hazards are located outside of both the 100-foot well protection radius and the narrower 50-foot setback required by state rules. As conditioned the proposed development could occur while respecting the State hazard prohibitions that could compromise well safety.

Available Space and Density:

The expansion results in a total of 41 manufactured home units over 6.62 acres, maintaining compliance with park density standards. Sufficient open space, setbacks, fencing, access, and parking are provided for all units. The configuration both preserves the well buffer and integrates required landscaping and recreational space. Internal circulation and emergency access have been evaluated to ensure continued safety and functionality for all residents.

Traffic, Ingress/Egress, and Safety:

The primary access point to the park, East Main Street, is a public right-of-way constructed to City standards. The internal circulation pattern remains consistent with city requirements for emergency and service vehicles, and adequate sight distance and width are provided on the access routes.

Noise and Livability:

The proposed modest increase in units is not anticipated to create a significant rise in noise levels. Onsite recreation areas, buffers, and landscaping are incorporated to mitigate any minor increases in community activity. The expanded site design remains in character with the existing manufactured home park and is consistent with surrounding land uses.

7.0 STAFF RECOMMENDATION

Staff recommends the Planning Commission **recommend conditional approval** of this application to the City Council.

8.0 CONDITIONS OF APPROVAL

Staff recommend the following conditions of approval.

If the Planning Commission is satisfied that the proposal meets the criteria, or can meet the criteria with conditions, it should consider approving this application with the following conditions of approval:

7.1 General Conditions.

1. Uses shall be limited to those uses contained in the record.
2. Any significant changes to this use or the structure will necessitate a new site plan application, and compliance with all applicable code requirements.
3. All building and lot setbacks shall conform to Code minimums.
4. Plumbing, mechanical, electrical or structural work will require permits.
5. The buildings shall meet the requirements of the Building Code and any conditions of the Building Official.
6. Private roadways may be allowed within 100 feet of a confined well, provided the well is protected against contamination from surface runoff or hazardous liquids which may be spilled on the roadway and is protected from unauthorized access.
7. All signs shall comply with sign ordinances and must be approved by the Rogue River Sign Review Board. RRM 17.30.070
8. The property must have view-obscuring shrubbery, walls, or fences installed along property lines and surrounding unsightly areas (such as trash storage, equipment storage, industrial zones, and heavy-commercial activity sites). If standalone (freestanding) enclosures are used, they shall be constructed from materials compatible with the other site structures.
9. All HVAC equipment must be concealed from view. Where architectural integration isn't possible, freestanding walls or fences may be used to obscure visibility. Chain-link fencing (with or without slats) is expressly prohibited for this purpose.
10. Wall-mounted utility devices (e.g., meters, cable boxes) shall be installed on the side of the building that does not face a street, unless such devices are fully concealed from view.
11. Any detrimental impacts to the storm drain system in the area (caused by the site development) shall be corrected to the satisfaction of the City Engineer.
12. Site shall be maintained in a litter free state, all grounds shall be maintained in a neat and tidy status, landscaping shall be maintained in a manner to limit fire hazard and provide continued living attractive landscaping.

13. Fencing shall be installed in accordance with Section 17.65.030 and shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair, including noticeable leaning or missing sections, broken supports, non-uniform height, and growth of noxious vegetation.
14. Any outdoor lighting shall be so designed and installed that direct rays are not toward or parallel with public streets or toward any residential use and shall be downward directed.
15. No development may occur that would conflict with any existing restrictive easements on the site.
16. Storm drainage improvements shall comply with OAR 333-061-0050 and applicable City stormwater standards.
17. Manufactured dwelling units shall have a durable surface driveway suitable for maneuvering beginning from a city-maintained street to the parking space(s) serving the dwelling unit(s).
18. Any private road beginning from a city-maintained street shall have a durable surface suitable for vehicle maneuvering.
19. All manufactured dwellings shall comply with the regulations of ORS Chapter 446 and OAR 814-23-050 through 814-23-080.
20. No manufactured dwelling shall be placed upon a lot unless it has the Oregon insignia of compliance as provided for in ORS 476.170.
21. Any developer working in any public right-of-way within the city limits shall provide the city with a certificate of insurance in the amount of \$1,000,000, naming the city as an additional insured. Public utilities are exempt from this subsection.
22. Except for automobiles, storage shall be within an enclosed structure.
23. No structure additions shall be built onto or become a part of any manufactured dwelling.
24. Each manufactured dwelling permitted in the park must have a state insignia affixed to it.
25. The fencing and landscaping shall be continuously maintained, ensuring ongoing compliance and preservation of visual screening, safety, and neighborhood compatibility.
26. Manufactured dwelling stands shall be drained and surfaced. The minimum surface depth shall be two inches of gravel or cinders over sterilized ground. Manufactured dwelling stands shall be kept free of plant growth.
27. No manufactured dwelling shall remain in a manufactured dwelling park unless parked in a manufactured dwelling stand and only one manufactured dwelling shall be parked in each manufactured dwelling stand.
28. Property shall be marked with space numbers and supply adequate lighting around each mobile home.
29. A minimum of 25% of the total mobile home spaces shall be provided for parking and storage of recreation vehicles, campers, boats, etc.

7.2 Conditions to be met prior to issuance of a building permit.

1. Prior to any construction the developers shall obtain all City, State and Fire department approval of the proposed development.
2. The applicant shall file the approved vacation order, as prepared by the city, with the county clerk.
3. Existing sewer lines must be camera-inspected, with inspection reports submitted to the Public Works Director for review and approval.

4. An updated wastewater plan focusing on the collection system capacity shall be reviewed and approved by the City Engineer. All existing sewer lines shall be camera inspected and evidence shall be submitted to the City Engineer and City Public Works Director. If there is any damage or failure in the existing lines the applicant shall repair them to the satisfaction of the Public Works Director in conformance with APWA standards prior to additional connections.
5. All final utility locations must be clearly shown on civil drawings to ensure new development does not encroach upon existing underground utilities. Any utility lines found to be located beneath proposed structures or improvements must be rerouted.
6. A dedicated 100-foot restrictive easement surrounding the well must be established in accordance with OAR 333-061-0050. The applicant shall record the deed with the County with the recorded deed to the property. This easement shall include restrictions prohibiting: proposed pit privy, subsurface sewage disposal drain field; cesspool; solid waste disposal site; pressure sewer line; buried fuel storage tank; animal yard, feedlot or animal waste storage; untreated storm water or gray water disposal; chemical (including solvents, pesticides and fertilizers) storage, usage or application; fuel transfer or storage; mineral resource extraction, vehicle or machinery maintenance or long term storage; junk/auto/scrap yard; cemetery; unapproved well; well that has not been properly abandoned or of unknown or suspect construction; source of pathogenic organisms or any other similar public health hazards within the 100-foot restrictive easement area.
7. A final storm water management plan (in accordance with Chapter 17.90) shall be submitted to the City and approved by the Public Works Director and City Engineer. The plan shall include mitigation measures to address increased runoff and deficiencies in stormwater conveyance systems. The plan shall also demonstrate compliance with the City's Stormwater TMDL MS4 (permit page 23-24).
8. Info on the existing water meter and plumbing fixture counts and conditions of private service lines shall be submitted to determine if the additional demand will impact the capacity of the existing service shall be supplied to the City Engineer.
9. Evidence showing that either separate water and sewer connections for Tax Lot 1006 to the main were installed, or a property line vacation removing the property line between Tax Lots 1000 and 1006 has been completed shall be submitted to the City.
10. The developer shall provide the city with a fire hydrant, on a water line of not less than six inches in diameter, if there is not one within 300 feet of the proposed development, measuring from each building site along public right-of-way. The developer shall show that adequate fire flow (as determined by the Fire Marshal) is available at all existing and proposed fire hydrants on the site.
11. The applicant shall submit documentation demonstrating how the facility will satisfy the applicable fire code's fire-protection and fire-flow requirements. This documentation must include hydraulic calculations, stamped by a registered engineer, confirming adequate fire flow and system performance.
12. The applicant shall provide a revised site plan demonstrating the following: all building and lot setbacks conform to Code minimums; ADA-compliant routes and that parking ratios align with municipal requirements; that all trash/recycling enclosures, lighting, and landscaping requirements are adequately addressed; assure that the carports are not located within the water easement; and include the location of the water easement for the water main.
13. Any developer shall provide a bond or letter of credit in the amount of 100 percent of all on-site and off-site improvement costs associated with street or utility improvements to be owned by the City, naming the City as beneficiary. Such bond or

deposit shall remain in effect until the satisfactory completion of the improvements. [Ord. 23-418-O § 124 (Exh. A-4)].

14. A maintenance bond for 20 percent of the total cost of all the on-site and off-site improvements that will be dedicated to the city shall be provided to the city for a period of one year after the city's acceptance of the improvements.
15. The manufactured dwelling shall not be placed on a lot unless provisions for off-street parking spaces are provided as required by RRM 17.70.020.
16. Provide evidence that the development can comply with the accessway design and infrastructure criteria for width, paving, drainage, and lighting in accordance with city requirements.

7.3 Conditions to be met prior to issuance of the Certificate of Occupancy.

1. All site improvements shall be complete as indicated on final approved site plan.
2. Landscaping and irrigation shall be installed in accordance with the Landscaping Standards of RRM 17.140.030
3. The facility and proposed operations shall be reviewed and approved by City Staff.
4. Site and building must be reviewed and approved by the Rogue River fire marshal.
5. The manufactured dwelling shall be set up in compliance with the Oregon Manufactured Dwelling and Park Specialty Code, including a continuous skirting.
6. The manufactured dwelling shall not be occupied until it is connected with the city water, sewer systems and electrical power services.
7. The manufactured dwelling shall not be occupied until it has passed a final inspection from the building official of the city of Rogue River.
8. Supply evidence that a certificate of sanitation from the Oregon Department of Commerce has been obtained.
9. Receptacles for garbage shall also be provided.
10. Provisions shall be made for mailboxes (approved by the local Post Master) and telephone service.

7.4 Conditions of approval to maintain:

1. Maintain landscaping to reduce fire hazards and prevent nuisance.

Respectfully submitted on August 20, 2025,

Onnie Heater, Contracted City Planner



CITY OF ROGUE RIVER

133 Broadway • Box 1137 Rogue River, Oregon 97537 • (541) 582-4401
Fax: (541) 582-0937 • website: cityofrogue river.org

LAND USE APPLICATION

APPLICANT: Central Rogue MHC MAILING ADDRESS: 3308 El Camino Ave, Suite 300, RM 608
PROPERTY OWNER: Central Rogue MHC LLC MAILING ADDRESS: Sacramento, CA 95821
Phone Numbers(s): (530) 917-5569 E-mail: jed@casaparkhomes.com
Situs Address: 515 E. Main St, Rogue River, OR 97537 Legal Description: T36S R4W, Section 15 & 22 Tax Lot 1000, 1002, & 1006
Size of Lot: Acres: 6.22 Width: 275 Length: 1305 Current Zoning: R2 & C1 Comprehensive Zoning: _____
ACTING AGENT OF PROPERTY OWNER (if any): _____
MAILING ADDRESS: _____
Phone Numbers(s): _____ E-mail: _____
Brief summary of request: _____

The owner or authorized agent's signature and a filing fee are required at submittal.
At the time that the application is deemed complete, when required, the land use matter will be scheduled for Public Hearing.
* See attached fee schedule for details

APPLICANT'S AFFIDAVIT

I/WE Jedidiah Ferguson

PLEASE PRINT OWNER OR AUTHORIZED AGENT NAME(S) IN FULL

DO HEREBY STATE THAT THE STATEMENTS AND INFORMATION HEREIN CONTAINED ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE AND BELIEF (IF SIGNED BY AGENT, LETTER OF AUTHORIZATION MUST BE ATTACHED TO THIS FORM)

Signature of Owner(s) or Authorized Agent: Jedidiah Ferguson Date: 6/24/2025

Receipt No: _____ Amount Paid: _____ Date: _____ Signature of Office Staff: _____

THIS IS TO CERTIFY THAT THE FOREGOING APPLICATION HAS BEEN REVIEWED BY STAFF AND HAS BEEN FOUND TO BE COMPLETE:

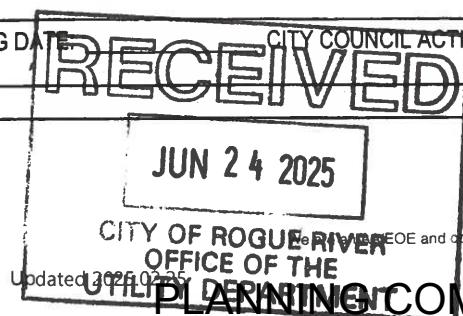
Signature of Office Staff: _____ Date: _____

COMPLETED APPLICATION AND INFORMATION REQUIRED BY APPLICABLE ORDINANCES RECEIVED BY CITY PLANNING DEPARTMENT AND PUBLIC HEARING SCHEDULED:

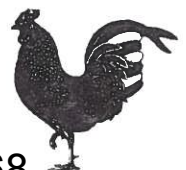
Signature of Office Staff: _____ Date: _____

PUBLIC HEARING DATE: _____ PLANNING COMMISSION ACTION: _____

PUBLIC HEARING DATE: _____ CITY COUNCIL ACTION: _____



AUGUST 26TH, 2025



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Fees for Land Use Matters and Planning Actions established by Resolution No. 22-1393-R

Section 1. Pre-application Fees

- A. Minor = \$250 per application (+ 3% tech fee of \$7.50) = \$257.50 _____
- B. Major = \$350 per application (+ 3% tech fee of \$10.50) = \$360.50 _____

Section 2. Appeals

One half of the application fee plus attorney costs. _____

Section 3. Type I Planning Actions Fees

Type I decisions are made by the City Planner without public notice and without holding a public hearing. The Type I procedure is used when there are clear and objective approval criteria, and applying City standards and criteria requires no use of discretion.

- A. \$100.00 (+ 3% tech fee of \$3.00) = \$103.00
Home Occupation Permit and Review _____
- B. \$250.00 (+ 3% tech fee of \$7.50) = \$257.50
Code Interpretation _____
Land Use Compatibility Statement (LUCS) _____
Lot Authorization _____
Non-conforming Use or Development Confirmation _____
Site Plan Review - Administrative _____
Temporary Use Permit _____
Vacation of Property Line _____
Variance _____
Zoning Clearance Fee _____

Section 2. Type II Planning Actions Fees

Type II decisions are made by the City Planner with public notice being held for an opportunity for a public hearing. The appeal of a Type II decision is heard by the Planning Commission.

- A. \$350.00 (+ 3% tech fee of \$10.50) = \$360.50
Lot Line Adjustments _____
Modification to Land Use Approval _____
Site Plan Review, Administrative _____
Temporary Use Permit _____
Variance _____
- B. 1,200 (+ 3% tech fee of \$36.00) = \$1236.00
Partitions _____

Section 3. Type III Planning Actions Fees

Type III decisions are made by the Planning Commission after a public hearing, with appeals reviewed by the City Council and generally use discretionary approval decisions.

- A. \$600.00 (+ 3% tech fee of \$18.00) = \$618.00
Appeal of a Planning Commission decision to the City Council _____
Appeal to Planning Commission _____
Conditional Use Permit _____
Conversion Plan _____
Manufactured Dwelling Park _____
Modification to Land Use Approval _____
Recreational Vehicle park _____
Site Plan Review by Planning Commission _____
Variance _____
- B. \$1,500 (+ 3% tech fee of \$45.00) = \$1,545.00
Partitions _____

Section 4. Type IV Planning Actions Fees

Type IV procedures that are quasi-judicial final decisions made by the City Council and matters that are considered initially by the Planning Commission with final decisions made by the City Council.

- A. \$2,500 (+ 3% tech fee of \$75.00) = \$2,575.00
Subdivision or Planned Unit Development plus \$334.75 per lot _____

Type IV procedures are legislative matters involving the creation, revision, or large-scale implementation of public policy such as annexations, adoption of land use regulations and Comprehensive Plan amendments. (Matters may be considered initially by the Planning Commission with final decisions made by the City Council.)

- B. \$3,500 (+ 3% tech fee of \$105.00) = \$3605.00
Annexation _____
Comprehensive Plan Amendment _____
Master Plan Amendment _____
Municipal Code Amendment _____
Street Vacations _____
Variance _____

Section 5. Floodplain Development Permit Fees

- A. \$150.00 (+ 3% tech fee of \$4.50) = \$154.50 _____
Processing minor permits for a fence, accessory structure, residential garage, lot line adjustment and property line vacation.

- B. \$400.00 (+ 3% tech fee of \$12.00) = \$412.00 _____
Processing major permits for a single family dwelling, accessory dwelling unit and a duplex.

- C. \$700.00 (+ 3% tech fee of \$21.00) = \$721.00 _____
Processing permits for multi-family residential, commercial, industrial, partition, zone change and site plan reviews

- D. \$1,000.00 (+ 3% tech fee of \$30.00) = \$1030.00 _____
Processing permits for four (4) or more lots, manufactured dwelling park, recreational vehicle park and planned unit development.

Section 6. Floodplain Compliance Permits

- A. \$250.00 (+ 3% tech fee of \$7.50) = \$257.50 _____
Processing minor permits for fences, accessory structure, single family dwelling and accessory dwelling units (Includes one (1) inspection.)

- B. \$550.00 (+ 3% tech fee of \$16.50) = \$566.50 _____
Processing permits for a single family dwelling unit, accessory dwelling unit, manufactured dwelling unit, duplex (includes three (3) inspections: two (2) inspections during work, a final inspection and certificate of compliance, inspection report, and consultation regarding replacement products.)

- C. \$750.00 (+ 3% tech fee of \$22.50) = \$772.50 _____

Processing permits for an industrial unit (includes 3 inspections.) _____

- D. \$150.00 (+ 3% tech fee of \$4.50) = \$154.50 _____
Processing fee for each additional inspection of A-C above.

Section 7. Erosion Control Permits Fees

The Level of an Erosion Control Permit is determined by the amount of ground disturbance.

- Level I = \$50.00 (+ 3% tech fee of \$1.50) = \$51.50 _____
Level II = \$250.00 (+ 3% tech fee of \$7.50) = \$257.50 _____
Level III = \$750.00 (+ 3% tech fee of \$22.50) = \$772.50 _____

Section 8. Plan Review Deposit

Plans reviewed by the Building Official.

- A. 65% of permit cost, as evaluated at application _____

Section 9. Plan Review Fees

Plans reviewed by the City Planner and/or City Engineer.

- A. \$103.00 total per hour for plans reviewed by the City Planner _____
- B. \$257.50 total per hour for plans reviewed by the City Engineer _____

Section 10. Plan Check Fees

Plan Check Fee for off-site improvements is actual cost plus 20%. _____

Section 11. Landscape Design Deposit

\$150.00 _____

Section 12. Construction Inspection Fees

Construction Inspection Fees for off-site improvements is actual cost plus 20%.

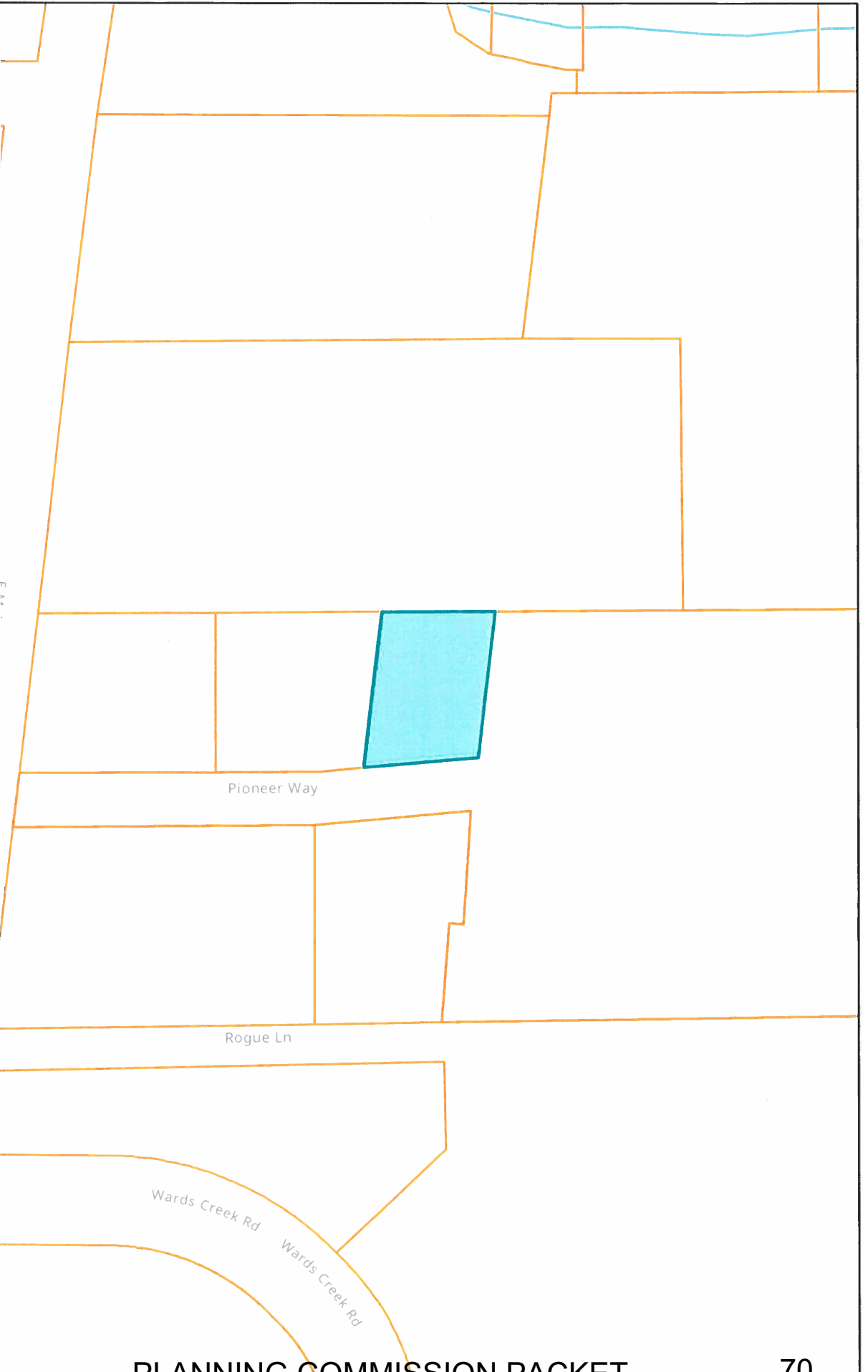
Section 13. Construction Inspection Deposit Fees

Construction Inspection Fee Deposit is determined by the Public Works Director and shall be required of each developer. Such deposit shall be made with the City Recorder in the form of cash or bond, and shall not exceed three (3%) percent of the total cost of construction. The Development shall be billed for all inspection fees which are due and payable within ten (10) days of notification.

Section 14. Additional Fees

When costs exceed the initial fee collected, the City shall invoice the applicant for all additional cost associated with project approval and/or completion. These costs shall begin accruing at the time of applicants submittal and include, but not limited to, publishing of legal notices, postage, recordings and attorney, engineering and planning fees. Documentation shall be provided by the City for all invoiced charges.

Letter ANSI A Landscape



Taxlots

County

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS.

Letter ANSI A Landscape



20/06/2025

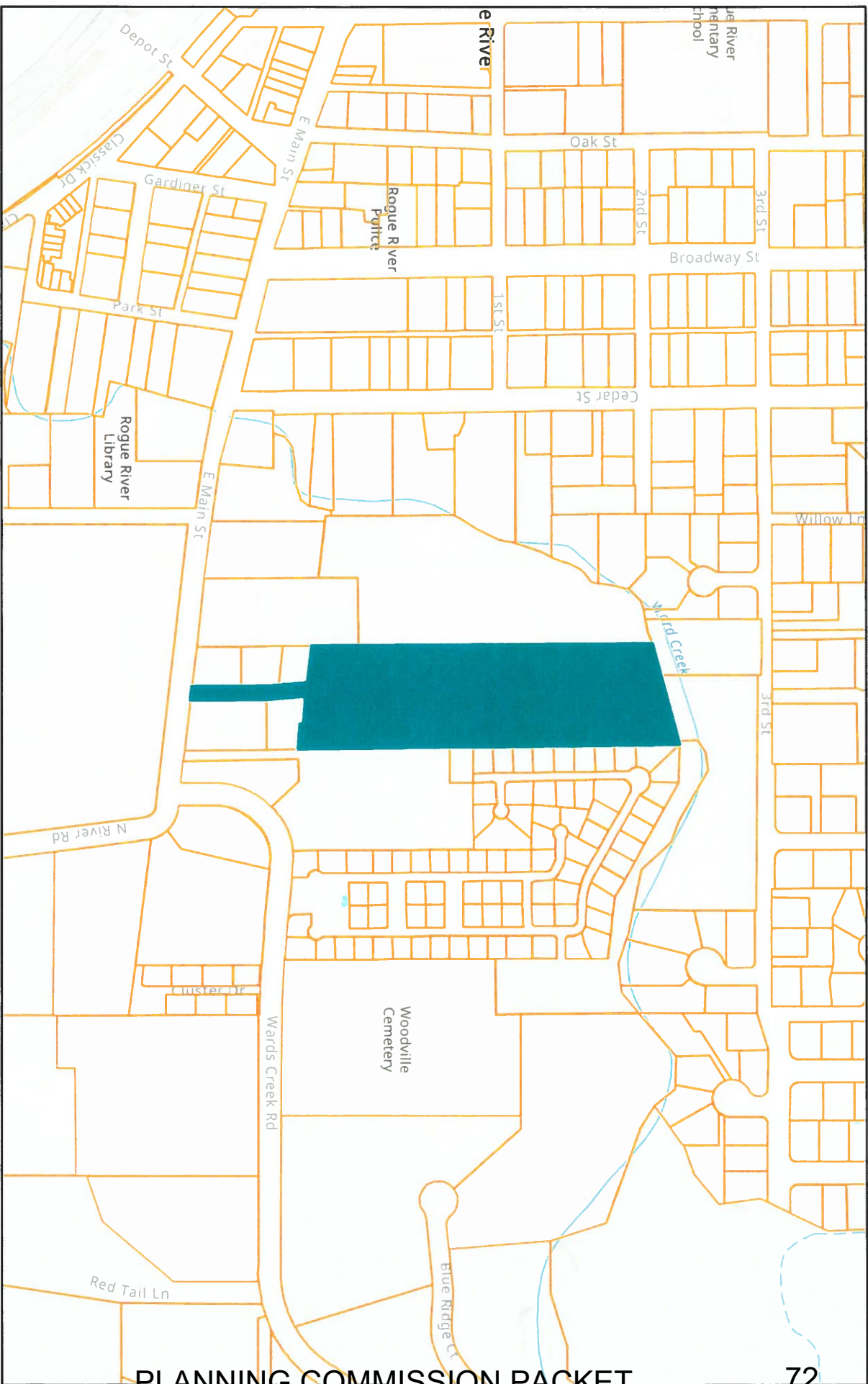
Taxlots

County

344W15CD-1004

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS.

Letter ANSI A Landscape



20/06/2025

Taxlots

County

364W15CD-1000

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

BEFORE THE PLANNING COMMISSION
FOR THE CITY OF ROGUE RIVER, OREGON:

IN THE MATTER OF AN APPLICATION FOR AN)	
)	
AMENDMENT TO THE 1978 CONDITIONAL USE PERMT)	
)	
FOR CENTRAL ROGUE MOBILE HOME COMMUNITY)	
)	
(FORMERLY PIONEER SQUARE MOBILE HOME PARK))	
)	
TO ALLOW FOR EIGHT (8) ADDITIONAL MANUFACTURED)	FINDINGS OF FACT
)	AND
DWELLING UNITS, ASSOCIATED SITE AND PARK)	CONCLUSIONS
)	
IMPROVEMENTS, REZONE OF TAX LOT 1002 FROM)	
)	
COMMERICAL TO RESIDENTIAL R-2, AND A PROPERTY LINE)	
)	
VACATION BETWEEN TAX LOTS 1000 AND 1002.)	
)	

I. RECITALS PERTAINING TO THE PROPERTY:

Property Owner/ Applicant-	Central Rogue MHC LLC 3308 El Camino Avenue Sacramento, CA 95821 (530) 601-6871
Agent-	NexGen Engineering and Consulting, LLC 1043 Nichols Drive, Suite 200 Rocklin, CA 95765 (916) 345-3454
Property Description-	T36S R4W Section 15CD, Tax Lots 1000, 1002, and 1006
Situs Address-	515 East Main Street Rogue River, OR 97537
Acreage-	6.62 acres combined
Existing Zoning-	City of Rogue River R2 (Lots 1000 and 1002) and C-1 (Lot 1006)

II. PURPOSE OF APPLICATION:

The applicant seeks approval of an amendment to the original 1978 Conditional Use Permit that authorized the construction of a 33-unit mobile home park (then Pioneer Square, now Central Rogue MHC). The current proposal would expand the park by 8 units and requires concurrent approval of:

- Conditional Use Permit Modification
- Site Design Review
- Manufactured Dwelling Park Expansion
- Zoning Map Amendment (Commercial to Residential R-2 for Tax Lot 1002)
- Property Line Vacation (between Tax Lots 1000 and 1002)

The expansion maintains the park's character and is consistent with the original Hearings Board findings and the easement agreements between the City and the original owners. The project also addresses the City's current requirements for the 100-foot sanitary buffer around the on-site municipal well.

III. FINDINGS IN COMPLIANCE WITH APPLICABLE CRITERIA:

The following Findings of Fact are submitted in support of the land use application to amend the Conditional Use Permit for the Central Rogue Mobile Home Community. These findings address each applicable standard from the Rogue River Municipal Code (RRMC), as identified by the City of Rogue River in its Notice of Incomplete Application dated February 2, 2024.

The applicant bears the burden of proof and offers the following evidence and justification to demonstrate that the proposed expansion complies with all applicable criteria.

Section 17.100.060 – Conditional Use Permit Criteria

Criterion A.1: *"The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use..."*

Discussion:

The site encompasses approximately 6.62 acres across three tax lots and is relatively flat and previously improved. It currently supports 33 manufactured home units. The addition of 8 more units maintains sufficient setbacks, open space, and internal circulation. Existing access from East Main Street is retained and adequate for added traffic. The topography presents no impediment to development.

Finding:

The site can safely and efficiently accommodate the additional units in terms of access, traffic, emissions, safety, noise, and visual character.

Conclusion:

This criterion is satisfied.

Criterion A.2: *"All required public facilities...have adequate capacity or are to be improved..."*

Discussion:

Water and sewer are available from the City of Rogue River and were confirmed in earlier reviews. System capacity exists or can be extended with minimal offsite improvements, as shown in the updated utility plan submitted herewith.

Finding:

Public infrastructure is sufficient or will be improved to support the additional units.

Conclusion:

This criterion is satisfied.

Criterion A.3: *“Negative impacts on adjacent properties and on the public can be mitigated...”*

Discussion:

The proposed expansion matches the existing use and includes adequate buffers, internal circulation, and site controls. The well buffer and sanitary protection zone will remain protected by physical setbacks and operational agreements. Recreation areas and parking are also provided.

Finding:

There are no anticipated adverse offsite impacts, and those that exist are mitigated through code-compliant site design.

Conclusion:

This criterion is satisfied.

Criterion A.4: *“A CUP shall not allow a use that is prohibited or not expressly allowed...”*

Discussion:

A manufactured dwelling park is a conditionally permitted use in the R-2 zone. The proposal does not include any prohibited uses or requests for variances.

Finding:

The proposed use is a permitted conditional use under RRM Title 17.

Conclusion:

This criterion is satisfied.

Section 17.115.050 – Site Design Review Criteria

Criterion A.1: *“Information required for Type II or Type III review, as applicable.”*

Discussion:

This application has been submitted as a Type III review under the Conditional Use Permit process. All forms, fees, plans, and reports required for Type III review have been included, consistent with City requirements.

Finding:

The application includes all general and supplemental materials required for Type III site plan review.

Conclusion:

This criterion is satisfied.

Criterion A.2: *“Public Facilities and Services Impact Study: Quantifies and assesses effect of the development on the transportation, drainage, parks, water, and sewer systems.”*

Discussion:

A utility and drainage plan has been prepared and submitted. No upgrades to off-site water or sewer lines are required; minor extensions will be made within the park. The proposal does not increase park demand. All runoff will be contained and directed in accordance with City standards. The additional units will not trigger a traffic impact analysis due to the low volume of added trips. On-site recreation facilities and circulation are adequate.

Finding:

The submitted engineering documents address impacts to all required systems. The small number of new units does not exceed thresholds that would require additional studies.

Conclusion:

This criterion is satisfied.

Criterion B.1.a-i: *“Site Analysis Map showing property boundaries, topography, streets, natural hazard areas, existing structures, overlay zones, etc.”*

Discussion:

A complete site analysis map has been included showing parcel boundaries, existing development, adjacent features, utility easements, and rights-of-way. Topography is gentle and suitable for development. No overlay zones or mapped hazards are present.

Finding:

The submitted site analysis map meets the detailed requirements of RPMC §17.115.050(B)(1).

Conclusion:

This criterion is satisfied.

Criterion B.2.a-o: *“Proposed Site Plan showing layout of all proposed features including access, setbacks, structures, open space, signage, lighting, etc.”*

Discussion:

The proposed site plan shows the locations of all new manufactured home pads, driveways, walkways, parking, fencing, lighting, mailboxes, and signage. The layout maintains the appearance, access, and rhythm of the existing park.

Finding:

The submitted proposed site plan includes all required elements.

Conclusion:

This criterion is satisfied.

Criterion B.3: *"Architectural drawings, elevations, materials, and designer contact."*

Discussion:

Typical unit elevations and building materials for the proposed manufactured homes are included. All homes will be state-certified. These meet the community standards and are similar in form to the existing units.

Finding:

Elevation drawings and material details are included, with contact information for the designer and engineer of record.

Conclusion:

This criterion is satisfied.

Criterion B.4: *"Preliminary Grading Plan."*

Discussion:

The civil plan set includes preliminary grading with contours, pad elevations, drainage direction, and slopes. All grades are under 5%, and no retaining walls or slope stabilization is required.

Finding:

A preliminary grading plan has been submitted, meeting the required elements.

Conclusion:

This criterion is satisfied.

Criterion B.5: *"Landscape Plan."*

Discussion:

A simplified landscape plan is included showing retained and proposed planting areas, fencing, and open space areas. The applicant will provide a recreation area and maintain landscaped buffers. Irrigation will be added as needed.

Finding:

A landscape plan has been provided that meets the intent and format of the site design review process.

Conclusion:

This criterion is satisfied.

Criterion B.6–B.9: *"Deed restrictions, narrative, traffic analysis if required, and other information as determined by the City."*

Discussion:

The original deed restrictions and well easement documentation are included as exhibits. This narrative responds to all applicable approval criteria. A traffic analysis is not warranted given the scale of the expansion, which adds fewer than 100 average daily trips.

Finding:

All supplemental information requested by the City has been included or found not applicable.

Conclusion:

This criterion is satisfied.

Section 17.75.060 – Manufactured Dwelling Parks

The following findings address the approval criteria applicable to the proposed expansion of a manufactured dwelling park, as required by RPMC 17.75.060. The applicant is proposing to add eight (8) units to the existing 33-unit park.

Criterion A: *“That the site for the proposed manufactured dwelling park is adequate in size and shape to accommodate said park and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this chapter to adjust said park with land and uses in the neighborhood are deemed adequate.”*

Discussion:

The existing park occupies over 6.6 acres and currently contains 33 units, an office, internal roads, and common space. The addition of eight manufactured homes will occur on infill areas of the site and an adjacent 0.17-acre parcel (Tax Lot 1002) proposed to be rezoned to R-2. All proposed spaces meet minimum size requirements. Adequate area is provided for access drives, parking, setbacks, fencing, and open space. Recreation areas and landscaping are incorporated in the layout, and adjacent uses are either similar (residential) or buffered.

Finding:

The proposed expansion will result in a total of 41 units on a 6.62-acre site, maintaining compliance with park density standards. The design meets or exceeds all area and buffering requirements.

Conclusion:

This criterion is satisfied.

Criterion B: *“That the side of the proposed park takes primary access from utilized streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.”*

Discussion:

Access to the site is provided from East Main Street, a public right-of-way improved to City standards. No additional curb cuts or driveways are proposed. The minor increase in traffic volume generated by 8 additional dwelling units is consistent with local street capacity and prior land use approvals.

Finding:

East Main Street is an improved City street and is adequate to serve the additional vehicle trips generated by the expanded use.

Conclusion:

This criterion is satisfied.

Criterion C: *“That the conditions stated in the development agreement are deemed necessary to protect the public health, safety, and welfare.”*

Discussion:

The original 1978 CUP included 12 conditions of approval which the applicant continues to honor. The expansion plan integrates fencing, setbacks, open space, street access, and fire safety. The site plan preserves the existing 100-foot sanitary buffer around the well. All structures will be sited outside the 50-foot zone prohibited by OAR 333-061-0050, and no listed sanitary hazards will be located within the buffer. Stormwater is controlled and routed away from the well protection area.

Finding:

The proposed expansion maintains consistency with the original CUP and incorporates public health protections, access controls, fencing, recreation space, and infrastructure conditions consistent with RRM 17.75.060(C). The well buffer will be respected and no prohibited uses are located within 100 feet of the public water system.

Conclusion:

This criterion is satisfied.

Additional Consideration – Site Conditions from Original CUP:

As documented in the original 1978 Hearing and summarized in the current application, the following items were previously required and continue to be satisfied or extended into the proposed expansion:

- 6-foot fencing on all perimeter property lines
- Fire protection per local fire district requirements
- Engineering and lighting plans (updated and resubmitted)
- 100-foot sanitary buffer around the well (respected)
- Recreation area and 25% space for RV/boat storage
- Minimum 36-foot access from East Main Street with an 18" culvert
- Office space, survey, and easements as shown on plan

Conclusion:

The applicant is in compliance with all existing CUP conditions and has incorporated equivalent protections and features in the new proposed areas. The City's expectations for Manufactured Dwelling Park development are met or exceeded.

Section 17.125.030 – Zoning Map Amendment

Criterion A: *“The change conforms to the Comprehensive Plan and is consistent with the intent and purpose of the zoning regulations.”*

Discussion:

The subject parcel is adjacent to an existing residential mobile home park and is designated Medium-Density Residential in the City of Rogue River’s Comprehensive Plan. Rezoning the property from Commercial to Residential R-2 would bring the zoning into consistency with the Comprehensive Plan designation and allow for logical infill development that complements surrounding land use patterns.

The purpose of the R-2 zone is to allow for a mix of housing types, including manufactured dwelling parks as a conditionally permitted use. The existing and proposed land use conforms to the intent of both the Comprehensive Plan and the R-2 zoning district.

Finding:

The proposed zoning map amendment aligns the zoning designation with the Comprehensive Plan and supports compatible residential infill.

Conclusion:

This criterion is satisfied.

Criterion B: *“The change is in the public interest and for the general welfare of the City.”*

Discussion:

The rezone would allow for a small-scale residential infill project in an area already developed with infrastructure and community services. The site will provide two additional manufactured housing spaces without disrupting neighborhood character or placing undue burden on public facilities.

The project addresses regional housing needs and contributes to the City’s stated goals of accommodating a variety of housing options while minimizing sprawl. The zone change corrects a legacy zoning designation that no longer reflects the land’s intended or best use.

Finding:

The proposed rezone will enable infill housing, reinforce the goals of the Comprehensive Plan, and promote efficient use of urban land.

Conclusion:

This criterion is satisfied.

Criterion C: *“The property and affected area is presently provided with adequate public facilities, services, and transportation networks to support the use allowed by the zone.”*

Discussion:

Tax Lot 1002 is served by existing City water, sewer, and stormwater utilities. Street access is available from East Main Street, an improved public roadway. The addition of two units will not create a significant increase in demand for public services, and utility connections will tie into the existing park network.

Finding:

The site is currently served by all necessary public infrastructure, and no off-site upgrades are required.

Conclusion:

This criterion is satisfied.

Criterion D: *"The amendment is timely and its justification can be supported by the applicant."*

Discussion:

This zoning amendment is proposed in conjunction with a Conditional Use Permit modification, Manufactured Dwelling Park expansion, and related applications. The request is timely because it enables a coherent site development plan that has already been partially developed and is now under single ownership. The justification is provided in this narrative and supported by planning maps, code citations, and project needs.

Finding:

The request is appropriate in timing and justified by the ownership, land use history, and Comprehensive Plan context.

Conclusion:

This criterion is satisfied.

Section 16.45.120 – Property Line Vacation

The applicant is requesting vacation of the common lot line between Tax Lots 1000 and 1002 to support cohesive development of the expanded Central Rogue Mobile Home Community. The vacation is required to ensure that park structures, utilities, and circulation patterns do not cross internal lot boundaries, and to consolidate development into a single unified parcel.

Criterion A: *"The public interest will not be prejudiced by the vacation of the street, alley, or plat or part thereof."*

Discussion:

The proposed vacation involves an internal lot line between two commonly owned parcels (Tax Lots 1000 and 1002) that currently function as a single site. No public street, alley, or right-of-way is involved. The vacation will eliminate administrative complications related to development review, lot coverage, setbacks, and utility service lines. No access or utility easements are negatively impacted, and the site's configuration will remain unchanged from a functional standpoint.

Finding:

The vacation of the internal lot line serves the public interest by improving the efficiency and legality of the site layout without impacting any existing public rights-of-way.

Conclusion:

This criterion is satisfied.

Criterion B: *"The applicant has ownership interest in the property subject to the vacation and/or can demonstrate the appropriate consents."*

Discussion:

Central Rogue MHC LLC is the current owner of both Tax Lots 1000 and 1002, as documented in the application materials. No other owners or rights holders are affected. No consents are required beyond the applicant's own authority.

Finding:

The applicant owns both affected lots and has standing to request the property line vacation.

Conclusion:

This criterion is satisfied.

Criterion C: *"The vacation will not eliminate legal access to any existing lot or parcel."*

Discussion:

The vacation consolidates two lots into a single parcel. Legal access to the site from East Main Street remains unchanged. No new parcels are created or isolated. No easements are being removed or obstructed.

Finding:

Access to all parcels and adjacent properties is preserved.

Conclusion:

This criterion is satisfied.

Criterion D: *"Any easements or utilities affected by the vacation are relocated, replaced, or otherwise addressed."*

Discussion:

There are no public utility easements crossing the internal line between Tax Lots 1000 and 1002 that require relocation. Existing water, sewer, and stormwater lines will be consolidated and aligned per the updated civil plans. No impacts to third-party utilities or services will occur.

Finding:

No easements or utilities are adversely affected, and infrastructure will be fully coordinated within the unified parcel.

Conclusion:

This criterion is satisfied.

Summary:

The property line vacation is a routine procedural action to allow for legal development of the consolidated park expansion and does not create or perpetuate any non-conforming conditions. It is in the public interest and supported by ownership records and City policy.

Section 17.10.090 – Consolidation of Proceedings

The applicant is requesting that the City consolidate all required land use applications for this project into a single review process in accordance with RPMC §17.10.090(B). The application includes:

- Amendment to a Conditional Use Permit
- Site Design Review
- Manufactured Dwelling Park expansion approval
- Zoning Map Amendment (for Tax Lot 1006)
- Property Line Vacation (between Tax Lots 1000 and 1002)

Criterion A: *“Where a proposal involves more than one application under this title, the applicant may request that the applications be processed concurrently in a consolidated review.”*

Discussion:

This project requires multiple approvals under RPMC Title 17. The applicant has elected to consolidate the review and has clearly stated this request in the narrative letter. Consolidated review promotes efficiency, consistency, and coordination of the overall approval.

Finding:

The applicant has formally requested consolidated review and submitted a complete application package with supporting documentation to facilitate this approach.

Conclusion:

This criterion is satisfied.

Criterion B: *“If consolidated, the application shall be reviewed by the decision-making body with the highest level of authority.”*

Discussion:

Among the requested actions, the Zoning Map Amendment requires a Type IV process and final action by the City Council, the highest authority among the applicable land use procedures. Therefore, the entire application will be reviewed by the Planning Commission and forwarded with a recommendation to the City Council for final action.

Finding:

Consolidated review is appropriate, and all actions will be considered together by the City Council, following a Planning Commission hearing.

Conclusion:

This criterion is satisfied.

Criterion C: *“Where more than one procedure type is required for applications being processed in a consolidated review, the entire consolidated application shall be processed using the highest numbered procedure type.”*

Discussion:

This application includes Type III (CUP, Site Design Review) and Type IV (Zone Change) review procedures. Per RRM §17.10.090(C), the entire consolidated application will follow the Type IV review process, which includes a recommendation from the Planning Commission and a final decision by the City Council.

Finding:

The proposed consolidation has been structured to follow the highest applicable review procedure, consistent with the Code.

Conclusion:

This criterion is satisfied.

Summary:

Consolidated review under RRM §17.10.090(B) is requested and justified. The project meets all procedural requirements for consolidated action and will be processed accordingly.

Compliance with Wellhead Protection Zone and Recorded Easements

The subject property includes a City-owned municipal well and associated 100-foot sanitary protection radius, governed by recorded easement documents and applicable state regulations. The applicant’s proposal has been reviewed for conformance with both the original 1987 and 1991 easement agreements and Oregon Administrative Rules (OAR 333-061-0050) governing public water systems.

- Easement #87-08903, recorded May 7, 1987, provides the City of Rogue River ingress/egress and long-term access to maintain the municipal well. The easement specifies certain public health restrictions within 100 feet of the well, including prohibitions on gravity sewer lines, septic tanks, and certain hazardous uses.
- Document #91-27053, recorded August 2, 1991, grants the City a perpetual right-of-way for continued well access and protection. These documents remain binding on the current owner (Casa Park Homes) and successors.

City Requirements:

In support of this application, the applicant has included Exhibit A, a copy of the April 12, 2023 email from Public Works Director Mike Bollweg, originally submitted with the prior narrative. This correspondence outlines the City’s expectations for wellhead protection, including:

- Identification of the 100-foot well protection radius on the site plan
- Assurance that no prohibited structures or utilities are located within that buffer
- Demonstration that drainage and development within the easement area will not affect public health or groundwater
- Acknowledgement of applicant responsibility for ensuring all easement conditions are met

Discussion:

The site plan clearly identifies the location of the municipal well and delineates the 100-foot protection radius. The proposed location of all new manufactured home units maintains at least a 50-foot setback from the well in accordance with OAR 333-061-0050(2)(e). No gravity sewer lines, septic tanks, fuel tanks, or sanitary hazards are located within the 100-foot radius.

Stormwater from impervious surfaces within or near the buffer is directed away from the well zone using grading and swales as shown in the civil plans. No permanent buildings or structures are proposed within 25 feet of the well, and no structure will cross City-owned water line easements. The applicant acknowledges these restrictions and agrees to maintain compliance with both the easement agreements and OAR standards.

Finding:

The proposal respects and complies with all easement restrictions and public health requirements related to the municipal well and its 100-foot sanitary buffer. All structures, utilities, and drainage improvements are designed to maintain or enhance protection of the City's water source.

Conclusion:

The applicant has demonstrated that the proposal meets the wellhead protection requirements of both the recorded easement agreements and applicable state regulations. This criterion is satisfied. The applicant has demonstrated that the proposal meets the wellhead protection requirements of both the recorded easement agreements and applicable state regulations.

Exhibit A, attached to this narrative, includes correspondence from the City of Rogue River Public Works Director confirming the requirements related to the on-site municipal well. All conditions noted in this exhibit have been addressed through the site design and narrative findings.

IV. SUMMARY AND CONCLUSION

The applicant, Casa Park Homes, respectfully requests approval of a consolidated land use application for expansion of the Central Rogue Mobile Home Community located at 515 East Main Street in Rogue River, Oregon. This application includes:

- Amendment to the 1978 Conditional Use Permit to allow for eight (8) additional manufactured home units
- Site Design Review for proposed structures, utilities, access, and landscaping
- Manufactured Dwelling Park Expansion consistent with RRMC 17.75
- Zoning Map Amendment to change Tax Lot 1002 from Commercial to Residential R-2
- Property Line Vacation between Tax Lots 1000 and 1002
- Consolidated Review under RRMC §17.10.090(B) with City Council as the final decision-making authority

This revised narrative demonstrates that the project meets or exceeds all applicable standards under the Rogue River Municipal Code. The expansion preserves the character of the existing park, protects public infrastructure including the municipal well, and contributes to local housing availability through logical residential infill. The proposed improvements are supported by complete site plans, engineering, and recorded easement documents.

All prior conditions of the original CUP continue to be satisfied. No public rights-of-way are impacted. No variances are requested.

Conclusion:

Based on the Findings of Fact presented herein, and the supporting materials provided with this application, the applicant has met the burden of proof. The proposed use is consistent with the City's Comprehensive Plan, Zoning Code, and development standards. The applicant respectfully requests that the Planning Commission recommend, and the City Council approve, the proposed Conditional Use Permit amendment and consolidated land use application.

Drawing Name: D:\Zoho WorkDrive (NexGen Septics LLC)\NexGen E&C\Engineering\Projects\7475 Central Rogue MHC Rogue River OR\CAD\Exhibits\7475-EXH-SITE PLAN.dwg
Last Opened: Feb 14, 2023 - 8:58am by icole

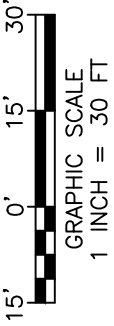


DETAIL "A"
SCALE: 1" = 30'



DETAIL "B"
SCALE: 1" = 30'

- NOTES:
1. THE EXISTING MUNICIPAL WELL AND WATER LINE EASEMENTS MAY BE USED FOR GARDENING, PLANTING, FENCE, ROADWAYS, AND OTHER NON-PERMANENT, NON-INTERFERING USE. NO BUILDING SHALL BE ERRECTED OVER THE EASEMENTS WITHOUT CONSENT FROM THE CITY.
 2. NO EXISTING OR PROPOSED PIT PRIVY, SUBSURFACE SEWAGE DISPOSAL DRAIN FIELD, CESSPOOL, SOLID WASTE DISPOSAL SITE, PRESSURE SEWER LINE, OR ANY OTHER SIMILAR PUBLIC HEALTH HAZARDS, SHALL BE PERMITTED WITHIN 100 FEET OF THE WELL. NO GRAVITY SEWER LINE, SEPTIC TANK OR BURIED FUEL STORAGE TANK SHALL BE PERMITTED WITHIN 50 FEET OF THIS DEEP WELL.



LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING EASEMENT
- PROJECT BOUNDARY



COUNTY OF
JACKSON
10 S OAKDALE AVE
MEDFORD, OR 97501



PIONEER SQUARE MHP
APN 1-0283238, -0803622 & -0798499
515 E. MAIN STREET, ROGUE RIVER, OR 97537
CONCEPTUAL SITE PLAN
SITE PLAN

PROJECT NO: 7475.03
DATE: 04-28-22
DESIGNED BY: IC/JA
DRAWN BY: IC/JA
CHECKED BY: IC/LB
We hereby expressly reserve the property rights to this drawing and its contents. No reproduction or use of any part of this drawing is permitted without first obtaining our express written permission and consent.

DRAWING:
C1

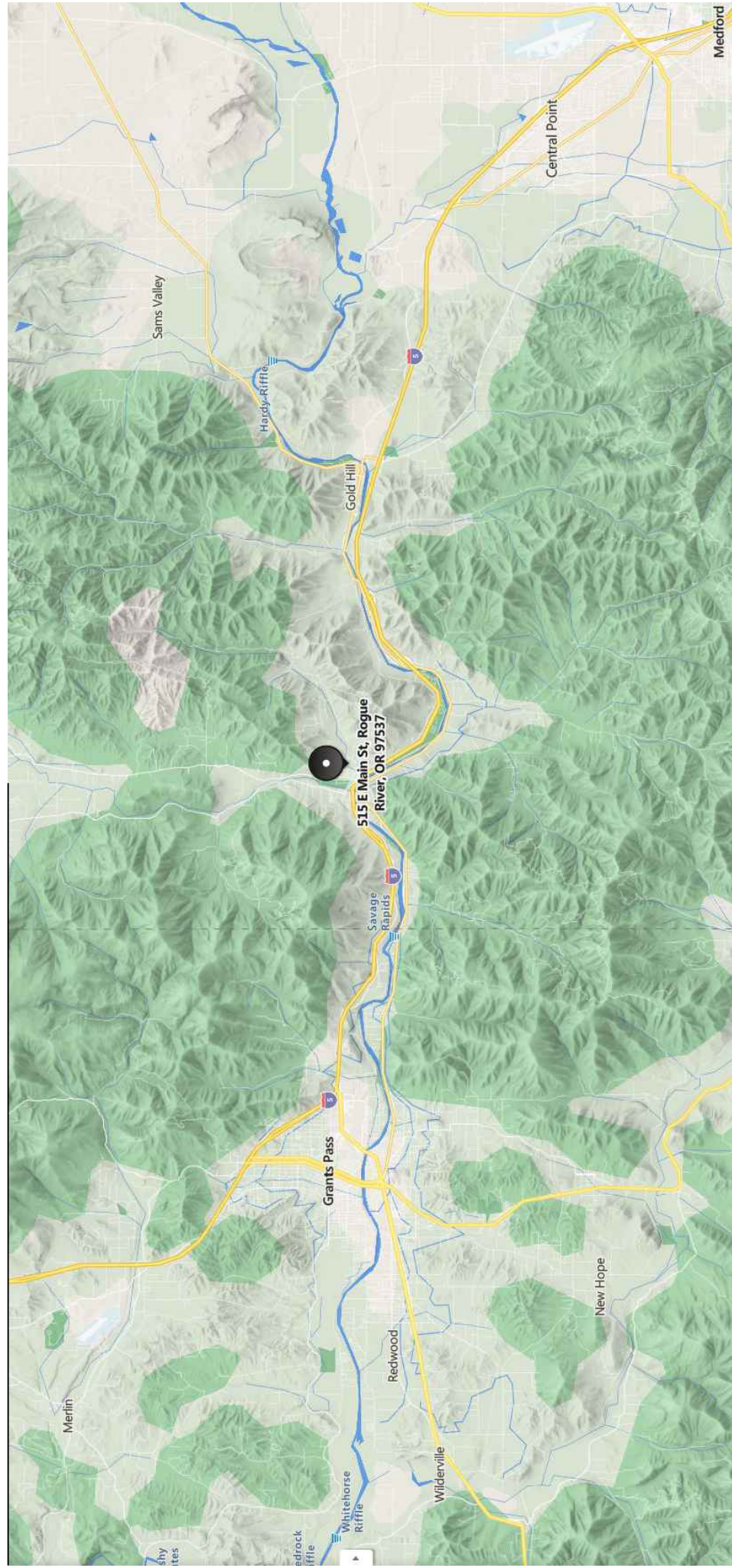
SHEET 1 OF 2

COUNTY OF JACKSON, STATE OF OREGON

CONCEPTUAL SITE PLAN

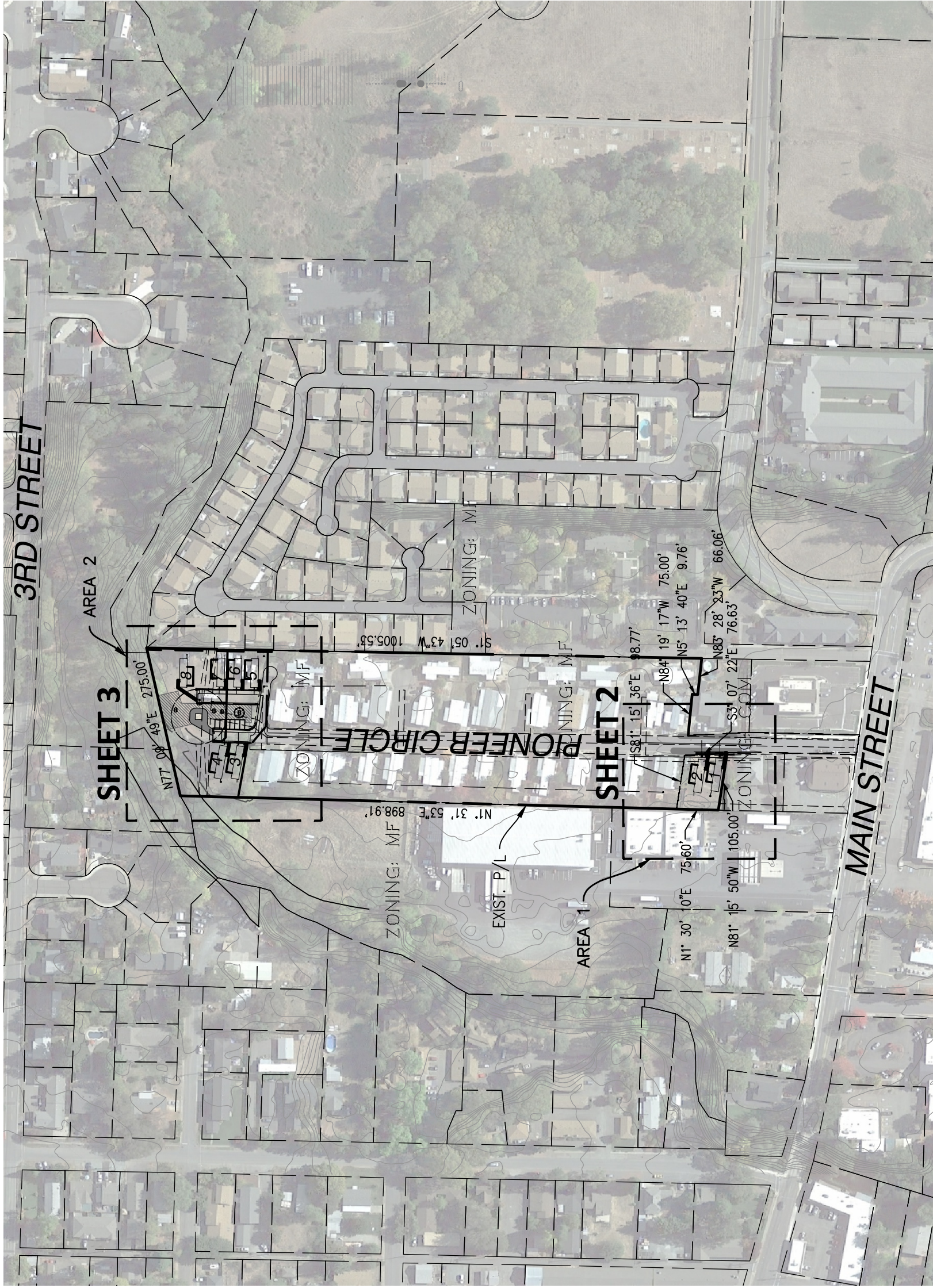
CENTRAL ROGUE MHC

TAX LOT ID 1000, 1002 & 1006

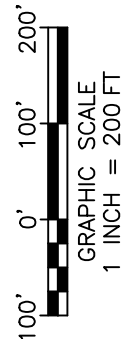
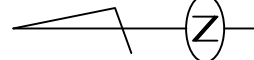


LOCATION MAP

NOT TO SCALE



INDEX MAP



APPLICANT/OWNER

CENTRAL ROGUE MHC LLC
CONTACT: MATT MCDOUGALL
3308 EL CAMINO AVENUE, SUITE 300, ROOM 608
SACRAMENTO, CA 95821
PH: (530) 601-6871

PROJECT INFORMATION

PROJECT SIZE:	6.62 AC
AFFECTED AREA:	1.17 AC
AREA 1:	0.17 AC
AREA 2:	1.00 AC

PROJECT ZONING

AREA 1 (0.17 AC)
EXISTING ZONING:
PROPOSED ZONING: COMMERCIAL
MULTI-FAMILY

AREA 2 (1.00 AC)
EXISTING ZONING:
PROPOSED ZONING: MULTI-FAMILY
MULTI-FAMILY

PROJECT DESCRIPTION

PROVIDES AN ADDITIONAL 8 SPACES ON 1.17 ACRES OF THE EXISTING MOBILE HOME PARK. THE NEW SPACES ARE IN AREAS PREVIOUSLY LEFT OPEN IN ORIGINAL DEVELOPMENT. INCLUDES 0.17 ACRES OF CHANGE OF ZONE FROM COMMERCIAL TO MULTI-FAMILY

INDEX OF SHEETS:

SHEET NO.	DWG NO.	SHEET NAME
1	G1	TITLE SHEET
2	C1	AREA 1
3	C2	AREA 2
4	C3	PROPERTY LINE VACATION
5	C4	ZONING MAP AMENDMENT

DRAWING:

15

SHEET 1 OF 5

COUNTY OF
JACKSON
10 S OAKDALE AVE.
MEDFORD, OR 97501



CENTRAL ROGUE MHC
TAX LOT ID 1000, 1002 & 1006
615 E. MAIN STREET, ROGUE RIVER, OR 97537

CONCEPTUAL SITE PLAN
TITLE SHEET

PROJECT NO:	7475.06
DATE:	04-28-25
DESIGNED BY:	IC/JA
DRAWN BY:	JA/BA
CHECKED BY:	IC

We hereby expressly reserve the property rights to this drawing and it is not to be reproduced, copied in any format or manner whatsoever without first obtaining our express written permission and consent.

is not to be reproduced, copied in any format or manner whatsoever without first obtaining our express written permission and consent.

PROJECT NO: 7475.06

DATE: 04-28-25

DESIGNED BY: IC/JA

DRAWN BY: JA/BA

CHECKED BY: IC

IC hereby certifies that I am a duly Licensed Professional Engineer in the State of Oregon and I am the author of the design shown on this drawing and I am not providing any design services to the client without my written permission and consent.

COUNTY OF JACKSON

10 S OAKDALE AVE.

MEDFORD, OR 97501

COUNTY OF JACKSON

10 S OAKDALE AVE.

MEDFORD, OR 97501

CONCEPTUAL SITE PLAN

AREA 2

CENTRAL ROGUE MHC

TAX LOT ID 1000, 1002 & 1006

515 E. MAIN STREET, ROGUE RIVER, OR 97537

1043 NICHOLS DR SUITE 200

ROCKLIN, CA 95765 • 916.345.3454

NEXGEN

DRAWING: C2

SHEET 3 OF 5

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING EASEMENT
- PROJECT BOUNDARY

AREA 2
SCALE: 1" = 20'

TYPICAL LOI
SCALE: 1" = 30'

COUNTY OF
JACKSON
10 S OAKDALE AVE.
MEDFORD, OR 97501



CENTRAL ROGUE MHC
TAX LOT ID 1000, 1002 & 1006
615 E. MAIN STREET, ROGUE RIVER, OR 97537

PROJECT NO:	7475-06
DATE:	04-28-25
DESIGNED BY:	IC
DRAWN BY:	IC
CHECKED BY:	IC/LB

We hereby expressly reserve the property rights to this drawing and it is not to be reproduced, copied in any format or manner whatsoever without first obtaining our express written permission and consent.

DRAWING:

SHEET 4 OF 5

LEGEND

EXISTING PROPERTY LINE	- - - - -
EXISTING RIGHT OF WAY	- - - - -
EXISTING EASEMENT	- - - - -
PROJECT BOUNDARY	- - - - -



PROPOSED VACATION
SCALE: 1" = 100'



EXISTING PARCELS
SCALE: 1" = 100'



PROJECT NO: 7475.06

DATE: 04-28-25

DRAWN BY: IC

CHECKED BY: IC/JB

This agency expressly reserves the property rights to this drawing and it is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without first obtaining our express written permission and consent.

COUNTY OF JACKSON

10 S OAKDALE AVE.

MEDFORD, OR 97501

CONCEPTUAL SITE PLAN

ZONING MAP AMENDMENT

CENTRAL ROGUE MHC

TAX LOT ID 1000, 1002 & 1006

515 E. MAIN STREET, ROGUE RIVER, OR 97537

DRAWING: C4

SHEET 5 OF 5

REV.

DATE

DESCRIPTION

1043 NICHOLS DR SUITE 200

ROCKLIN, CA 95765 • 916.345.3454

NEXGEN

LEGEND

EXISTING PROPERTY LINE

EXISTING RIGHT OF WAY

EXISTING EASEMENT

PROJECT BOUNDARY

90°

0°

50°

100°

GRAPHIC SCALE

1 INCH = 100 FT

AGREEMENT OF CONDITIONS
FOR CONDITIONAL USE PERMIT
FOR CONSTRUCTION OF 33 UNIT MOBILE HOME PARK
LOCATED AT 515 E. MAIN ST.
ROGUE RIVER, OREGON

This agreement for construction of a 33 unit Mobile Home Park made and entered into this 13 day of July, 1978 by and between the City of Rogue River, a Municipal Corporation, hereinafter referred to as City, and R.R. and N.J. Handbury, hereinafter referred to as developer.

WITNESETH:

WHEREAS, Developer is constructing a 33 unit Mobile Home Park in the City of Rogue River, Oregon upon real property described in exhibit "A" in accordance with approved plans and specifications incorporated herein as exhibit "B", and;

WHEREAS, Developer has agreed to certain conditions to adhered to during construction, including survey of said real property, provisions for adequate drainage, construction of a six foot fence on the east, west, and north property lines, installation of fire hydrants, provide the city with easements for water lines and well site upon said property, and;

WHEREAS, City is willing to allow developer to construct said 33 unit Mobile Home Park with office building as setforth in exhibit "B" hereto, provided all work is accomplished in a workman like manner according to sound engineering practice and in agreement with City Codes, and;

NOW, THEREFORE, In consideration of the promises and covenants contained herein and the conditions placed upon the developer by the City as setforth herein, which conditions shall be of benefit to the City, and in further consideration of the City's agreement to issue all requisite permits as required for construction and use of said Mobile Home Park, subject to all contract and regulations pursuant to City Ordinances and State law, the parties do agree as follows:

- 1) That the proposed Mobile Home Park be constructed as a planned unit development in that the City will not accept dedication of streets, sidewalks, street lighting, water lines or other facilities except as agreed to by the City.
- 2) That a six foot fence be constructed on the east, west and north property lines of the proposed mobile home park.
- 3) That all fire protection requirements as proposed by the Rogue River Rural Fire Protection District be adhered to.

- 4) That complete engineering, landscaping, and street lighting plans be submitted for approval by the City and State of Oregon.
- 5) Provide the City of Rogue River, Oregon with Sanitary/Health easement of 100 feet radius of city well site.
- 6) Provide water line easement to the City of Rogue River for water transmission lines connecting city wells.
- 7) Provide minimum 36 foot wide entry from E Main St. to mobile home park for a distance of 100 feet.
- 8) Provide a survey of the property upon which the mobile home park will be located.
- 9) That a minimum of 25% of total mobile home spaces be provided for parking and storage of Recreation vehicles, campers, boats, etc. in an area adjacent to the mobile home park on the developers property.
- 10) That a suitable recreation area be provided and maintained by the developer within the area adjacent to the mobile home park on the developers property.
- 11) That the mobile home park entry off of East Main have installed an 18" culvert across the entry and all paving to match existing paving on East Main Street.
- 12) That an office area be provided.
- 13) The parties agree that this agreement is one of the conditions of the City imposed upon the developer prior to issuance of any permits for the construction and use of said Mobile Home Park and other improvements setforth upon the developer's approved plans, this agreement includes certain provisions setforth in "Conditions of approval for constructing a 33 unit Mobile Home Park on real property located at 515 E. Main St. Rogue River, Oregon, shall be approved by the City Hearings Board of which is attached as exhibit "C" and developer agrees to comply therewith."

In witness whereof, the City has executed this agreement by its duly authorized officer, and developer has executed this agreement in duplicate originals and as of the day and year first written above.

City of Rogue River

By

Title

Mayor

Developer

Witnessed this 13 day of

July

Norma Handbury, 1978

Earl L. Bacon
Madelene Dean

GRANTY DEED

83-07941

CR. 56276 81: 1510 36-44-15CD

8.00
2.00

JOSEPHINE COUNTY TITLE CO. P.O. BOX 71, 118 N.E. "C" ST., GRANTS PASS, OREGON
P.O. BOX 730, CAVE JUNCTION, OREGON

KNOW ALL MEN BY THESE PRESENTS, That RICHARD R. HANDBURY AND NORMA JEAN HANDBURY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDMUND H. GLOVINSKY as to an undivided 33 1/2% interest, DAVID G. FRANK as to an undivided 33 1/2% interest, KENJI HAMADA as to an undivided 33 1/2% interest, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of JACKSON and State of Oregon, described as follows, to-wit:

*ded 16 1/2% interest and CHARLES R. MATTI as to an undivided 16 1/2% interest, ALL AS TENANTS IN COMMON

SEE ATTACHED EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except liens, covenants, encumbrances and easements of record or apparent on the ground. Rules and regulations of GPID.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 38,000.00

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 23 day of May, 1983.

Richard R. Handbury

Norma Jean Handbury

STATE OF OREGON, County of Josephine ss. May 23, 1983.

Personally appeared the above named Richard R. Handbury and Norma Jean Handbury

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

HARRIET SCOTT
NOTARY PUBLIC-OREGON
My Commission Expires Aug. 14, 1985

Before me: Harriet Scott
Notary Public for Oregon
My commission expires

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

EDMUND H. GLOVINSKY ET AL
121 Pine St.,
Rogue River, OR 97537

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

GRANTEES ABOVE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of }

I certify that the within instrument was received for record on the day of 1983, at o'clock M., and recorded in book or page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

By Deputy

83-07941

Commencing at a brass disc marking the one quarter corner common to Sections 15 and 22, Township 36 South, Range 4 West of the Willamette Meridian, Jackson County, Oregon; thence South 76° 21' 23" West 894.70 feet to a 5/8 inch iron pin on the North line of Main Street and the point of beginning; thence North 0° 45' 16" West 100.00 feet to a 5/8 inch iron pin; thence North 83° 31' 02" West 107.25 feet to a 5/8 inch iron pin; thence South 0° 45' 16" East 100.00 feet to a 5/8 inch iron pin on the North line of Main Street; thence South 83° 31' 02" East 107.25 feet to the point of beginning.

TOGETHER WITH THE FOLLOWING:

An easement for ingress and egress and utilities, being 36 feet in width and lying on the following described parcel of land:

Commencing at a brass disc marking the one quarter corner common to Sections 15 and 22, Township 36 South, Range 4 West of the Willamette Meridian, Jackson County, Oregon; thence South 76° 21' 23" West 894.70 feet to a 5/8 inch iron pin on the north line of Main Street and the point of beginning; thence North 0° 45' 16" West 199.51 feet to a 5/8 inch iron pin; thence North 5° 22' 48" West 104.31 feet to a 3/8 inch iron pin; thence South 83° 31' 02" East 36.33 feet; thence South 5° 22' 48" East 103.81 feet to a 5/8 inch iron pin; thence South 0° 45' 16" East 200.00 feet to a 5/8 inch iron pin on the north line of Main Street; thence North 83° 31' 02" West 36.29 feet to the point of beginning.

RESERVING UNTO THE GRANTOR HEREIN THE FOLLOWING:

An easement for the placement, operation and maintenance of underground utilities, being 6 feet in width and lying on the following described parcel of land:

Commencing at a brass disc marking the one quarter corner common to Sections 15 and 22, Township 36 South, Range 4 West of the Willamette Meridian, Jackson County, Oregon; thence South 76° 21' 23" West 894.70 feet to a 5/8 inch iron pin on the north line of Main Street and the point of beginning; thence North 0° 45' 16" West 100.00 feet to a 5/8 inch iron pin; thence North 83° 31' 02" West 6.05 feet; thence South 0° 45' 16" East 100.00 feet to the north line of Main Street; thence South 83° 31' 02" East 6.05 feet to the point of beginning.

ALSO RESERVING UNTO THE GRANTOR HEREIN THE FOLLOWING:

An easement for the placement, operation and maintenance of underground utilities, being 12 feet in width and lying on the following described parcel of land:

Commencing at a brass disc marking the one quarter corner common to Sections 15 and 22, Township 36 South, Range 4 West of the Willamette Meridian, Jackson County, Oregon; thence South 76° 21' 23" West 894.70 feet to a 5/8 inch iron pin on the north line of Main Street; thence North 83° 31' 02" West along said north line 107.25 feet to a 5/8 inch iron pin and the point of beginning; thence North 0° 45' 16" West 100.00 feet to a 5/8 inch iron pin; thence South 83° 31' 02" East 12.10 feet; thence South 0° 45' 16" East 100.00 feet to the north line of Main Street; thence North 83° 31' 02" West 12.10 feet to the point of beginning.

EXHIBIT "A"

Jackson County, Oregon

Recorded

OFFICIAL RECORDS

10:36 MAY 24 1983 A.M.

KATHLEEN S. BECKETT
CLERK and RECORDER

By *Ruby A. Toling* DEPUTY

2 -

87-08903

EASEMENT

11:55 9:50
2:00

THIS AGREEMENT OF EASEMENT; made and entered into this 7 day of MAY, 1987, by and between Norma J. and Richard R. Handbury, hereinafter called the "Grantor" and City of Rogue River, Oregon, hereinafter called the "City",

WITNESSETH:

Whereas: The Grantor is the record owner of the following described real estate in Jackson County, State of Oregon, to-wit:

Exhibit "A"
(Deed Description)

and has the unrestricted right to grant the easement hereinafter described relative to said real estate;

NOW; THEREFORE, in view of the premises and in consideration of ONE (\$1.00) Dollar by the City, Grantor paid and other valuable consideration, the receipt of all of which hereby is acknowledged by the Grantor, they agree as follows:

The Grantor does hereby grant, assign and set over to the City an easement for the operation and maintenance of a municipal well with waterlines. The easement is described as follows:

BEGINNING AT THE SOUTHWEST CORNER OF LOT NINE (9) OF BROOKSIDE VILLAGE, PHASE TWO (2), (A PLANNED UNIT DEVELOPMENT) TO THE CITY OF ROGUE RIVER, LOCATED IN SECTION 15, TOWNSHIP 36 SOUTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 1 11' 24" WEST ALONG THE WEST LINE OF SAID LOT, 7.58 FEET; THENCE NORTH 82 50' 35" WEST 73.54 FEET TO A POINT ON A 50.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE RADIUS POINT BEARS NORTH 89 21' 10" WEST, THENCE ALONG THE ARC OF SAID CURVE (THE LONG CORD OF WHICH BEARS NORTH 88 01' 25" WEST 99.97 FEET), 154.76 FEET; THENCE SOUTH 84 40' 43" WEST 94.83 FEET; THENCE SOUTH 0 45' 16" EAST 15.05 FEET; THENCE NORTH 84 40' 43" EAST 96.03 FEET TO A POINT ON A 50.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE RADIUS POINT BEARS NORTH 76 03' 06" EAST, THENCE ALONG THE ARC OF SAID CURVE (THE LONG CORD OF WHICH BEARS SOUTH 88 01' 06" EAST 96.16 FEET) 129.28 FEET; THENCE SOUTH 82 50' 35" EAST 76.30 FEET; THENCE NORTH 1 11' 24" WEST 7.58 FEET TO THE TRUE POINT OF BEGINNING."

The City shall have all rights of ingress and egress to and from said real estate necessary for the City's use, operation and maintenance of said well and line, according to current requirements by the State of Oregon governing deep wells.

Except as to the rights herein granted, the Grantor shall have the full use and control of the above-described real estate.

The City hereby agrees to hold and save the Grantor harmless from any and all claims of third parties arising from the City's use of the rights herein granted.

The easement described above shall continue for an indefinite period, always subject however, to the following specific conditions, restrictions and considerations:

Grantor can use the easement for gardening, planting, fence, roadways, and other non-permanent, non-interfering uses. No building shall be erected over the easement without written consent from the City. No existing or proposed pit privy, subsurface sewage disposal drain field, cesspool, solid waste disposal site, pressure sewer line, or any other similar public health hazards, shall be permitted within 100 feet of a deep well which serves a public water system. No gravity sewer line, septic tank or buried fuel storage tank shall be permitted within 50 feet of this deep well.

This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto, but also their respective heirs, executors, administrators and successors in interest as well.

In construing this agreement and where the context so requires, words in the singular include the plural; the masculine includes the feminine and the neuter; and generally, all changes shall be made or implied so this instrument shall annul.

87-08903
STATE OF OREGON,

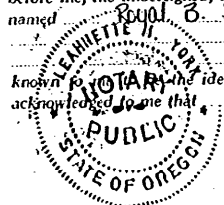
County of Jackson

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESSLER PUBL. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 28th day of April, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Paul B. Deland

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



John M. York
Notary Public for Oregon.
My Commission expires 10/8/89

87-08903

EASEMENT

11:55 9:50
2:00

THIS AGREEMENT OF EASEMENT; made and entered into this 2 day of MAY, 1987,
by and between Norma J. and Richard R. Handbury, hereinafter called the "Grantor"
and City of Rogue River, Oregon, hereinafter called the "City",

WITNESSETH:

Whereas: The Grantor is the record owner of the following described real estate
in Jackson County, State of Oregon, to-wit:

Exhibit "A"
(Deed Description)

and has the unrestricted right to grant the easement hereinafter described relative
to said real estate;

NOW; THEREFORE, in view of the premises and in consideration of ONE (\$1.00)
Dollar by the City, Grantor paid and other valuable consideration, the receipt of
all of which hereby is acknowledged by the Grantor, they agree as follows:

The Grantor does hereby grant, assign and set over to the City an easement
for the operation and maintenance of a municipal well with waterlines. The easement
is described as follows:

BEGINNING AT THE SOUTHWEST CORNER OF LOT NINE (9) OF BROOKSIDE VILLAGE, PHASE
TWO (2), (A PLANNED UNIT DEVELOPMENT) TO THE CITY OF ROGUE RIVER, LOCATED IN SECTION
15, TOWNSHIP 36 SOUTH, RANGE 4 WEST, OF THE WILLAMETTE MERRIDIAN, JACKSON COUNTY,
OREGON; THENCE NORTH 1 11' 24" WEST ALONG THE WEST LINE OF SAID LOT, 7.58 FEET;
THENCE NORTH 82 50' 35" WEST 73.54 FEET TO A POINT ON A 50.00 FOOT RADIUS CURVE
TO THE LEFT, FROM WHICH THE RADIUS POINT BEARS NORTH 89 21' 10" WEST, THENCE ALONG
THE ARC OF SAID CURVE (THE LONG CORD OF WHICH BEARS NORTH 88 01' 25" WEST 99.97
FEET), 154.76 FEET; THENCE SOUTH 84 40' 43" WEST 94.83 FEET; THENCE SOUTH 0 45'
16" EAST 15.05 FEET; THENCE NORTH 84 40' 43" EAST 96.03 FEET TO A POINT ON A 50.00
FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE RADIUS POINT BEARS NORTH 76 03' 06"
EAST, THENCE ALONG THE ARC OF SAID CURVE (THE LONG CORD OF WHICH BEARS SOUTH 88
01' 06" EAST 96.16 FEET) 129.28 FEET; THENCE SOUTH 82 50' 35" EAST 76.30 FEET; THENCE
NORTH 1 11' 24" WEST 7.58 FEET TO THE TRUE POINT OF BEGINNING."

The City shall have all rights of ingress and egress to and from said real estate
necessary for the City's use, operation and maintenance of said well and line, according
to current requirements by the State of Oregon governing deep wells.

Except as to the rights herein granted, the Grantor shall have the full use
and control of the above-described real estate.

The City hereby agrees to hold and save the Grantor harmless from any and all
claims of third parties arising from the City's use of the rights herein granted.

The easement described above shall continue for an indefinite period, always
subject however, to the following specific conditions, restrictions and considerations:

Grantor can use the easement for gardening, planting, fence, roadways, and other
non-permanent, non-interfering uses. No building shall be erected over the easement
without written consent from the City. No existing or proposed pit privy, subsurface
sewage disposal drain field, cesspool, solid waste disposal site, pressure sewer
line, or any other similar public health hazards, shall be permitted within 100 feet
of a deep well which serves a public water system. No gravity sewer line, septic
tank or buried fuel storage tank shall be permitted within 50 feet of this deep well.

This agreement shall bind and inure to the benefit of, as the circumstances
may require, not only the immediate parties hereto, but also their respective heirs,
executors, administrators and successors in interest as well.

In construing this agreement and where the context so requires, words in the
singular include the plural; the masculine includes the feminine and the neuter;
and generally, all changes shall be made or implied so this instrument shall apply
both to individuals and to corporations.

IN WITNESS WHEREOF, the parties hereto have subscribed this instrument in duplicate
on this, the day and year first hereinabove written.

Richard Handbury
GRANTOR

Norma J. Handbury
GRANTOR

STATE OF OREGON }
COUNTY OF JACKSON } ss.

CITY OF ROGUE RIVER OREGON

BY Angel B. B. B.
ITS

Notary Public, 1987
Personally appeared Richard Handbury
Grantor, and acknowledge the fore-
going instrument to be their
voluntary act and deed.

BEFORE ME, Carol M. B. B.
Notary Public State of Oregon
My Commission expires: 10/1/89

87-08903

83-07941

EXHIBIT "A"

Commencing at a brass disc marking the one quarter corner common to Sections 15 and 22, Township 36 South, Range 4 West of the Willamette Meridian, Jackson County, Oregon; thence South 76° 21' 23" West 894.70 feet to a 5/8 inch iron pin on the North line of Main Street and the point of beginning; thence North 0° 45' 16" West 100.00 feet to a 5/8 inch iron pin; thence North 83° 31' 02" West 107.25 feet to a 5/8 inch iron pin; thence South 0° 45' 16" East 100.00 feet to a 5/8 inch iron pin on the North line of Main Street; thence South 83° 31' 02" East 107.25 feet to the point of beginning.

TOGETHER WITH THE FOLLOWING:

An easement for ingress and egress and utilities, being 36 feet in width and lying on the following described parcel of land:

Commencing at a brass disc marking the one quarter corner common to Sections 15 and 22, Township 36 South, Range 4 West of the Willamette Meridian, Jackson County, Oregon; thence South 76° 21' 23" West 894.70 feet to a 5/8 inch iron pin on the north line of Main Street and the point of beginning; thence North 0° 45' 16" West 199.51 feet to a 5/8 inch iron pin; thence North 5° 22' 48" West 104.31 feet to a 3/8 inch iron pin; thence South 83° 31' 02" East 36.33 feet; thence South 5° 22' 48" East 103.81 feet to a 5/8 inch iron pin; thence South 0° 45' 16" East 200.00 feet to a 5/8 inch iron pin on the north line of Main Street; thence North 83° 31' 02" West 36.29 feet to the point of beginning.

RESERVING UNTO THE GRANTOR HEREIN THE FOLLOWING:

An easement for the placement, operation and maintenance of underground utilities, being 6 feet in width and lying on the following described parcel of land:

Commencing at a brass disc marking the one quarter corner common to Sections 15 and 22, Township 36 South, Range 4 West of the Willamette Meridian, Jackson County, Oregon; thence South 76° 21' 23" West 894.70 feet to a 5/8 inch iron pin on the north line of Main Street and the point of beginning; thence North 0° 45' 16" West 100.00 feet to a 5/8 inch iron pin; thence North 83° 31' 02" West 6.05 feet; thence South 0° 45' 16" East 100.00 feet to the north line of Main Street; thence South 83° 31' 02" East 6.05 feet to the point of beginning.

ALSO RESERVING UNTO THE GRANTOR HEREIN THE FOLLOWING:

An easement for the placement, operation and maintenance of underground utilities, being 12 feet in width and lying on the following described parcel of land:

Commencing at a brass disc marking the one quarter corner common to Sections 15 and 22, Township 36 South, Range 4 West of the Willamette Meridian, Jackson County, Oregon; thence South 76° 21' 23" West 894.70 feet to a 5/8 inch iron pin on the north line of Main Street; thence North 83° 31' 02" West along said north line 107.25 feet to a 5/8 inch iron pin and the point of beginning; thence North 0° 45' 16" West 100.00 feet to a 5/8 inch iron pin; thence South 83° 31' 02" East 12.10 feet; thence South 0° 45' 16" East 100.00 feet to the north line of Main Street; thence North 83° 31' 02" West 12.10 feet to the point of beginning.

EXHIBIT "A"

87-08903
Jackson County, Oregon
Recorded

OFFICIAL RECORDS

11:55 MAY 7 1987 A.M.

KATHLEEN S. BECKETT
CLERK and RECORDERBy *[Signature]*, DeputyJackson County, Oregon
Recorded

OFFICIAL RECORDS

10:36 MAY 24 1983 A.M.

KATHLEEN S. BECKETT
CLERK and RECORDER*[Signature]*

WATER and WELL EASEMENTS

KNOW ALL PERSONS BY THESE PRESENTS, that

RICHARD HANDBURY AND NORMA J. HANDBURY,

hereinafter called the "Grantor", for the consideration hereinafter stated, paid by the CITY OF ROGUE RIVER, a municipal corporation of the State of Oregon, hereinafter called the "Grantee", does hereby grant, bargain, sell and convey unto the said Grantee, its successors and assigns, a perpetual water line easement, well protection easement and right-of-way over, across, through and under that certain real property situated in the County of Jackson, State of Oregon, and more particularly described in Exhibit "A" which is attached hereto and incorporated by this reference herein. The perpetual water line easement, well protection and access and maintenance right-of-way hereby conveyed is for the purpose of locating, constructing, maintaining, repairing and replacing underground water mains, wells and other installations and structures, above or underground, including water valves for the purpose of conveying access over and across, through and under the real property described as Exhibit "A" hereto. Said easement and right-of-way shall include the right to excavate, fill ditches and trenches, remove trees, bushes, undergrowth, buildings and other obstructions to fulfill the purposes of this easement, and the right of entry upon and passage over said real property for the above purposes.

The consideration paid for this transfer, stated in terms of dollars is DONATION.

This grant of a perpetual easement and right-of-way and construction easement and right-of-way is made on the following terms:

1. Grantor shall not construct upon the perpetual easement and right-of-way any building or construction for which a building permit from the City of Rogue River, Oregon, by current or hereinafter enacted law, would be required.
2. Grantee, as additional consideration, shall refill all excavations as soon as practicable, or pay to the Grantor, Grantor's heirs, successors or assigns, the reasonable value thereof and dispose of all brush and debris and return the site, as nearly as possible, to its original condition.
3. Grantor hereby covenants with Grantee, Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the lawful right to convey said perpetual easement and right-of-way and said construction easement and right-of-way, and that it is free from all liens and encumbrances except encumbrances held by mortgagees, contract vendors, or other security interest holders who have given their consent hereto, and that Grantor will forever warrant and defend the title thereto against all lawful claims of all persons whomsoever.

Page 1 of 2

91-27053

Richard Sandburg
GRANTOR

Norma Sandburg
GRANTOR

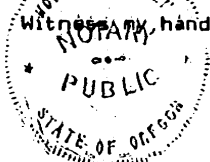
DATED this 2nd day of August, 1991.

STATE OF OREGON) ss.

County of Jackson)

This is to certify that on this 2nd day of August, 1991 before me personally appeared the above named parties, to me known to be the identical persons described in and who executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein set forth.

Witness my hand and seal this day and year herein written.



Hope J. Warner
Notary Public for Oregon
My Commission Expires April 27, 1993

Accepted by the City of Rogue River, Jackson County, Oregon

Dated this 2nd day of August, 1991

BY: Lawrence R. Miller, it's Mayor
Lawrence R. Miller

STATE OF OREGON) ss.

County of Jackson)

This is to certify that on this 2nd day of August, 1991 before me personally appeared the above named party, to me known to be the identical person described in and who executed the foregoing instrument and acknowledged to me that person executed the same freely and voluntarily for the uses and purposes therein set forth.

Witness my hand and seal this day and year herein written.



Hope J. Warner
Notary Public for Oregon
My Commission Expires April 27, 1993

Page 2 of 2

EXHIBIT "A"

WATER and WELL EASEMENTS
Richard Handbury to the City of Rogue River
Pioneer Square Mobile Home Park

A strip of land, 15.00 feet in width, lying 5.00 feet Easterly and 10.00 feet Westerly of the following described centerline:

Beginning at the one-quarter Corner between Sections 15 and 22, Township 36 South, Range 4 West of the Willamette Meridian in Jackson County, Oregon; thence South 89°43'04" West along the Section line between said Sections 15 and 22, 850.60 feet; thence South 01°15'05" East, 209.51 feet to Point "A", said Point being on the Northerly right of way of Main Street in the City of Rogue River; thence South 01°15'05" East, 0.69 feet to the TRUE POINT OF BEGINNING; thence North 01°15'05" West, 1061.40 feet; thence North 35°37'27" East, 29.00 feet; thence North 08°55'54" East, 92.00 feet to Point "B" and the terminus of this centerline description.

ALSO: A strip 15.00 feet in width, lying 7.50 feet on either side of the following described centerline: Beginning at the aforesaid Point "B"; thence South 86°24'33" East, 114.00 feet, more or less, to Point "C" on the Easterly boundary line of Pioneer Square Mobile Home Park and the terminus of this centerline description.

ALSO: A strip 15.00 feet in width, lying 7.50 feet on either side of the following described centerline: Beginning at the aforesaid Point "B"; thence South 89°39'26" West, 153.5 feet, more or less, to Point "D" on the Westerly boundary line of Pioneer Square Mobile Home Park and the terminus of this centerline description.

ALSO: Beginning at the one-quarter Corner between Sections 15 and 22, Township 36 South, Range 4 West of the Willamette Meridian in Jackson County, Oregon; thence South 89°43'04" West along the Section line between said Sections 15 and 22, 841.70 feet; thence North 00°16'56" West, 979.00 feet to Point "E"; thence a well protection easement with a 50.00 foot radius from aforesaid Point "E".

Jackson County, Oregon
Recorded

OFFICIAL RECORDS

10:59 NOV 5 1991 AM

KATHLEEN S. BECKETT
CLERK and RECORDER

Kathleen S. Beckett Deputy

3'

Aug 11, 2025

City Council of Rogue River

re: ~~proposed~~ addition to Central
Rogue Mobile Home Park

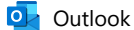
This project of additional mobile homes to the park has been presented before and was found to not be feasible.

The city water well is at the end of our road and they have a 100' easement around the pump house which leaves very little room to cram in six mobiles.

That would increase our traffic immensely since the park has only one in and out road. Our park is essentially seniors, making it more dangerous.

We'd like to keep our park safe and quiet.

Bonnie Marshall
515 E Main St Sp 5
Box 865
Rogue River OR 97537



Outlook

RE: Request for Comment CUP 2025-01

From Loree Pryce <lpryce@engineeringservicesllc.com>

Date Sat 8/9/2025 10:38 AM

To Ryan Nolan <rnolan@CityofRogueRiver.org>

Cc Mike Bollweg <mbollweg@CityofRogueRiver.org>

Hi Ryan,

I would like to go over these comments/questions on our Monday meeting related to the planning application herein.

City Engineer's Preliminary Comments – for discussion with the City

1. Fire protection per local fire district requirements. Plus add, where are the existing fire hydrants and what are their flow capacities? See Fire Captains email about a hammer head turn around, verify if what they propose meets standards
2. Recreation area and 25% space for RV/boat storage – looks like they are using what was previously the recreation area. Proposed recreation area is greater than 5,000 sqft adjacent to the well house. Does this meet the original CUP?
3. Info on the existing water meter and plumbing fixture counts to determine if the additional demand will impact the capacity of the existing service.
4. Check with Michael on the well perimeter.
5. Carport located in water easement
6. Drainage to outfall. Assess condition of the outfall. Storm water treatment per MS4? Expansion is well under 1 acre. Discharge to **Wards Creek** which is in very bad shape.
7. Condition of existing sewer to tie into?
8. Shows a water easement for the water main on the project. Size? Public or private? Same question for new water and sewer
9. There are a lot of water easements shown. Show piping in easement if any.
10. Opportunities for I/I reduction in new development? CCTV existing sewer laterals?
11. Checked storm master plan, no recommended improvements
12. Wastewater master plan -Does this area drain to **Wards Creek Lift Station?** Increase the wet well size is identified to reduce cycling times. Wastewater master plan does not seem to focus on collection system capacity except the trunk line.

Excerpt of plan with highlights on questions



From: Ryan Nolan <rnolan@CityofRogueRiver.org>

Sent: Monday, August 4, 2025 2:35 PM

To: jed@casaparkhomes.com; ian@xengeneng.com; David.Moore@lumen.com; hhorton@hunterfiber.com; Cooper.Whitman@PacifiCorp.com; Kathy.carpenter@avistacorp.com; chad.murders@ecso911.com; trent@sosanitation.com; john.wilcox@charter.com; goldhillirrigationdistrict@gmail.com; gis@gpid.com; Bill.Meyers@state.or.us; gis@jacksoncounty.org; StuhrAA@jacksoncounty.org; nickeltl@jacksoncounty.org; PhilpJW@jacksoncounty.org; surveyor@jacksoncounty.org; EPH@jacksoncounty.org; drash@rogueriverpolice.org; mgavlik@rogueriverfd.com; patrick.lee@rogueriver.k12.or.us; sarah.a.schluter@usps.gov; jbunick@medfordlaw.net; oheater@rvco.org; cliffp@nwcodepros.com; Mike Bollweg <mbollweg@CityofRogueRiver.org>; Loree Pryce <lpryce@engineeringservicesllc.com>; Ryan Nolan <rnolan@CityofRogueRiver.org>

Cc: Diane Oliver <doliver@CityofRogueRiver.org>

Subject: Request for Comment CUP 2025-01

Please review the attached Land Use Application and Notice of Public Hearing/Request for Comment regarding the proposed expansion of an existing manufactured home park (adding 8 new spaces) at 515 E. Main Street (Map # 36S-4W-15 & 22 Tax Lots 1000, 1002, 1006). Comments received by August 19th will be incorporated in the staff report.

Ryan L. Nolan

City Administrator

City of Rogue River

133 Broadway Street, P.O. Box 1137

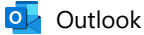
Rogue River, Oregon 97537

Phone: 541-582-4401 ext. 106

Fax: 541-582-0937

rnolan@cityofrogueriver.org

www.cityofrogueriver.org



RE: Request for Comment CUP 2025-01

From Moore, David P <David.Moore@lumen.com>
Date Thu 8/7/2025 11:27 AM
To Ryan Nolan <rnolan@CityofRogueRiver.org>

Please be advised that LUMEN maintains multiple underground facilities in this area. Pending locates/survey pre-paid relocations may be required.

Thank you,


David Paul Moore

Local Network Implementation Engineer II
 150 Stewart Ave Medford, OR 97501
 Tel: 986-200-4056 | Cell: 971-421-6389
david.moore@lumen.com

From: Ryan Nolan <rnolan@CityofRogueRiver.org>
Sent: Monday, August 4, 2025 2:35 PM
To: jed@casaparkhomes.com; ian@xexgeneng.com; Moore, David P <David.Moore@lumen.com>; hhorton@hunterfiber.com; Cooper.Whitman@PacifiCorp.com; Kathy.carpenter@avistacorp.com; chad.murders@ecso911.com; trent@sosanitation.com; john.wilcox@charter.com; goldhillirrigationdistrict@gmail.com; gis@gpid.com; Bill.Meyers@state.or.us; gis@jacksoncounty.org; StuhrAA@jacksoncounty.org; nickeltl@jacksoncounty.org; PhilpJW@jacksoncounty.org; surveyor@jacksoncounty.org; EPH@jacksoncounty.org; drash@rogueriverpolice.org; mgavlik@rogueriverfd.com; patrick.lee@rogueriver.k12.or.us; sarah.a.schluter@usps.gov; jbunick@medfordlaw.net; oheater@rvcog.org; cliffp@nwcodepros.com; Mike Bollweg <mbollweg@CityofRogueRiver.org>; lpryce@engineeringservicesllc.com; Ryan Nolan <rnolan@CityofRogueRiver.org>
Cc: Diane Oliver <doliver@CityofRogueRiver.org>
Subject: Request for Comment CUP 2025-01

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Ryan L. Nolan

City Administrator

City of Rogue River

133 Broadway Street, P.O. Box 1137

Rogue River, Oregon 97537

Phone: 541-582-4401 ext. 106

Fax: 541-582-0937

rnolan@cityofrogueriver.org

www.cityofrogueriver.org

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PLANNING COMMISSION PACKET

108

AUGUST 26TH, 2025

Public Hearing: August 26, 2025
6:00pm CITY HALL COUNCIL CHAMBERS
133 Broadway, Rogue River, Oregon
FILE: CUP 2025-01

APPLICANT/ Central Rogue MHC LLC
OWNER: 3308 El Camino Ave, Suite
300 RM 608
Sacramento, CA 95821
REQUEST: Expand existing manufactured dwelling park by adding 8 new spaces
SITE ADDRESS: 515 E. Main Street
PROPERTY: T36S, R4W, Section 15 & 22 Tax Lots 1000, 1002, 1006
SITE SIZE: 6.22 acres
ZONING: R-2 (High Density Residential) and C-1 (Commercial)

Notice to mortgagee, lien holder, vendor, or seller: The City of Rogue River Zoning Ordinance requires that if you receive this notice, it shall be promptly forwarded to the purchaser.

To have your comments included in the Planning Commission's Packet, please submit your comments on this application to the City of Rogue River, PO Box 1137, Rogue River, OR 97537, no later than 8:00 am on August 19, 2025.

You are invited to attend the public hearing. You are invited to testify.

If you wish to present written or photo evidence at the public hearing please provide 10 copies.

Rogue River City Hall is handicapped-accessible. Persons with hearing, visual or manual impairments who wish to participate in the meetings should contact the City 24 hours before the meeting so appropriate communication assistance can be arranged for and provided.

- () I/We have no comment.
() This property is not in our jurisdiction.
() I/We recommend approval of this application.
(X) Please address the following concerns should this application be approved:

An additional Hydrant is needed at the end of the
Cul-de-sac and an appropriate Turn around.

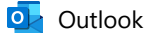
- () I/We encourage denial of this application for the following reasons:

Re: CUP 2025-06

Signature: Michael Gavlik

Print Name: Mike Gavlik

Date: 8-7-25



RE: Request for Comment CUP 2025-01

From David Rash <drash@rogueriverpolice.org>
Date Mon 8/4/2025 2:47 PM
To Ryan Nolan <rnolan@CityofRogueRiver.org>

Hi,

Property marked with space number and recommended adequate lighting around the mobile home.

David J. Rash
 Chief of Police
 Rogue River Police Department
 133 Broadway St
 Rogue River, Or 97537
 (541)582-4931
 FBINA #246
 SPIAOC #121

From: Ryan Nolan <rnolan@CityofRogueRiver.org>
Sent: Monday, August 4, 2025 2:35 PM
To: jed@casaparkhomes.com; ian@xengeneng.com; David.Moore@lumen.com; hhorton@hunterfiber.com; Cooper.Whitman@PacifiCorp.com; Kathy.carpenter@avistacorp.com; chad.murders@ecso911.com; trent@sos sanitation.com; john.wilcox@charter.com; goldhillirrigationdistrict@gmail.com; gis@gpid.com; Bill.Meyers@state.or.us; gis@jacksoncounty.org; StuhrAA@jacksoncounty.org; nickeltl@jacksoncounty.org; PhilpJW@jacksoncounty.org; surveyor@jacksoncounty.org; EPH@jacksoncounty.org; David Rash <drash@rogueriverpolice.org>; mgavlik@rogueriverfd.com; patrick.lee@rogueriver.k12.or.us; sarah.a.schluter@usps.gov; jbunick@medfordlaw.net; oheater@rvcog.org; cliffp@nwcodepros.com; Mike Bollweg <mbollweg@CityofRogueRiver.org>; lpryce@engineeringservicesllc.com; Ryan Nolan <rnolan@CityofRogueRiver.org>
Cc: Diane Oliver <doliver@CityofRogueRiver.org>
Subject: Request for Comment CUP 2025-01

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Ryan L. Nolan

City Administrator

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