



CITY OF ROGUE RIVER

133 Broadway • Box 1137 Rogue River, Oregon 97537 • (541) 582-4401

Fax: (541) 582-0937 • website: cityofrogueriver.org

REGULAR COUNCIL MEETING

THURSDAY, OCTOBER 23, 2025

6:00 P.M.

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

Dial-in using your phone:

1-978-990-5207

Enter Access Code: 2145898

Or visit the website:

freeconferencecall.com

Enter Online Meeting ID: rogueriver

CALL TO ORDER

INVOCATION – Chaplain Jim Williams, Emergency Communications of Southern Oregon (ECSO)

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA

SPECIAL ORDERS OF BUSINESS:

- Presentation** ECSO Chaplains Jim and Lorrie Williams will discuss their new roles with Emergency Communications of Southern Oregon.

APPROVAL OF MINUTES:

September 25, 2025

COMMITTEE REPORTS:

Community Relations: Chamber of Commerce Liaison
Community Relations: Community Center Representative
Emergency Communications of Southern Oregon
Finance Committee
Planning Commission Liaison
Rogue Valley Area Commission on Transportation
Rogue Valley Council of Governments
Middle Rogue Metropolitan Planning Organization

(City Councilor Barb Hilty)
(City Councilor Barb Gregory)
(City Administrator Ryan Nolan)
(City Councilor Sherrie Moss)
(City Councilor Barb Gregory)
(City Councilor Sharie Davis)
(Mayor Pam VanArsdale)
(Mayor Pam VanArsdale)

PUBLIC INPUT: *Speakers will be allowed three (3) minutes*

PUBLIC HEARINGS:

- CUP 25-01** Continue a Public Hearing to consider the Planning Commission's Recommendation to deny CUP 25-01 an application to expand an existing manufactured home park at 515 E. Main Street.

REVIEW OF COMMITTEE MINUTES:

Committee

Consider accepting the October 9th, Tree City Committee Minutes.

CITY COUNCIL MEETING PACKET

OCTOBER 23, 2025

We are an AAEP and comply with Section 304 of the Rehabilitation Act of 1973

"Home of the National Rooster Crowing Contest"

1



OTHER BUSINESS:

COUNCIL MEMBER COMMENT:

MAYOR COMMENTS:

ADJOURNMENT

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 the other accommodations for persons with disabilities should be made at 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@cityofrogueriver.org.*

Meeting Violation: *Written grievances regarding violations of provisions of Public Meeting 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@cityofrogueriver.org.*

Invocation Policy: *Any invocation that may be offered before the official start of the City Council meeting is the voluntary offering of a private citizen to and for the benefit of the Council pursuant to Resolution No. 23-1408-R. The views and beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council and do not necessarily represent their individual religious beliefs, nor are the views or beliefs expressed intended to suggest allegiance to or preference for any particular religion, denomination, faith, creed, or belief of the City Council or the City of Rogue River. No person in attendance at this meeting is or shall be required to participate in any invocation, and the decision whether or not to participate will have no impact on his or her right to actively participate in the public meeting.*

If you wish to speak regarding an agenda item, please sign in before the start of the meeting.



CITY OF ROGUE RIVER

CITY COUNCIL MEETING

THURSDAY, OCTOBER 23, 2025 – 6:00 P.M.

ORDER	EXHIBIT	PAGE #
	Minutes, September 25, 2025 City Council Meeting	4 – 9
	PUBLIC HEARING	
1	CUP 25-01 Application	10 - 28
	Aerial Image of Site	29
2	CUP 25-01 Staff Report	30 - 46
	- Recommended Conditions	47 - 62
	- Planning Commission Recommendation	63 - 64
3	Agency and Pubic Comments	65 - 69
4	Well log (additional exhibit)	80
5	Request to Continue Hearing	81
	Minutes, September 11, 2025 Tree City Committee Meeting	(placeholder)

CITY OF ROGUE RIVER COUNCIL MINUTES

THURSDAY, SEPTEMBER 25, 2025

CITY HALL COUNCIL CHAMBERS

CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON

CALL TO ORDER The Regular Council meeting was called to order by Mayor Pam VanArsdale at 6:00PM

INVOCATION Pastor Austin Abbott, River Valley Church Rogue River

PLEDGE OF ALLEGIANCE Mayor Pam VanArsdale led the Council and audience in the Pledge of Allegiance

QUORUM **COUNCIL MEMBERS PRESENT:**

Mayor Pam VanArsdale
City Councilor Sharie Davis
City Councilor Grace Howell
City Councilor Barb Hilty
City Councilor Sherrie Moss
City Councilor Mark Minegar
City Councilor Barb Gregory

STAFF PRESENT:

Ryan Nolan, City Administrator
Diane Oliver, City Recorder
Dave Rash, Chief of Police
Onnie Heater, RVCOG City Planner

MEDIA PRESENT:

Brian Mortensen, Rogue River Press

A quorum was present, and due notice had been published.

APPROVAL OF MINUTES:

MOVED (MOSS), SECONDED (HOWELL) AND CARRIED TO APPROVE THE MINUTES OF AUGUST 28, 2025

Councilor Barb Hilty congratulated the mayor on her recent nomination to win a very special award for the 2025 League of Oregon Cities Exceptional Service Award! She presented her with a card and flowers.

COMMITTEE REPORTS:

Community Relations; Chamber of Commerce Liaison: City Councilor Barb Hilty reports that the meeting on September 18th included several events being planned. The Winter Wonderland Christmas lighting will be held December 6th. They plan to have pictures with Santa now that Barb Gregory found his sleigh. There will be prizes for 1st, 2nd and 3rd place for the best Christmas decorations. October 2nd Tailholt Coffee will hold a mixer at 5:30PM. On Oct 12 we will have a Fall Color Tour at Palmerton Park from 2-3PM. Oct 18th there will be Tea at the Grange from 11-2, and if you want to reserve a table of eight it's \$160.00. On Oct 25th the Garden Club will have a holiday plant sale.

Community Relations; Rogue River Community Center: City Councilor Barb Gregory reports that there was a meeting last Thursday, but there wasn't a report from the administrator that told us about the profit and loss, so no report to give.

Emergency Communication of Southern Oregon (ECSO): City Administrator Ryan Nolan reports that the four radio sites are near completion at the end of this month and will be tested in October. The goal of going live with the entire system is June of 2026. There are two new dispatchers that are in training, so they will be well staffed soon, now they have 32 dispatchers out of 37 positions. It's always a challenge to keep good staff. They have 13 out of 15 administrative or support staff positions.

Finance Committee: City Councilor Sherrie Moss reports that between August 22 and September 19, 2025, the finance committee met four times, issuing a total of 68 checks and 7 electronic payments totaling \$ 145, 016.92. The budget update as of August 2025, to today, we are at 16% of the year's budget. The general fund is 11.61%. The system development fund is 0%. Street fund is 4.74%, the water improvement reserve fund is 5%, sewer improvement reserve fund is at 0%, water & sewer revenue bond debt is 0%, Government debt service fund 0%, water fund is at 2.97% and the sewer fund is at 3.66% which is what we've used this far in the budget.

Planning Commission Liaison: Planning Commission Liaison Barb Gregory reports that the meeting this last Tuesday included conflict and bias training by our city attorney representative. We also had a guest speaker Mike Oxendine who is a certified arborist speak to the Planning Commission who is interested in developing an inventory of street trees and updating our tree ordinance. We have an Ash Tree Board who is in Oregon now and we're wondering if any of our street trees are in the Ash family. If we do, they should be replaced. Councilor Gregory also gave us a building and planning update from July 2025 to today, there has been 13 permits issued, and 4 Planning applications applied for.

Rogue Valley Area Commission on Transportation (RVACT): Councilor Sharie Davis reports that she was unable to attend the meeting, so she will report to us as soon as the minutes are done. They changed the format from Zoom to another

platform and it's not working well.

Rogue Valley Council of Governments: Mayor Pam VanArsdale reports that the meeting yesterday included a presentation from the food system network, who's goal is to foster connections to promote equitable food access, ecologically sound agricultural practices, and economic vitality. They sponsor several events in the Valley. They have also offered to come and present to this body in a workshop. They passed a resolution updating and authorizing check signers on the bank accounts. The board gave permission to RVCOG to apply for city of Medford's general fund grant program and for Food and Friends meals on wheels program. They also got to meet the new executive director Chris DeBose who gave them a positive report for moving forward. They are moving forward with the purchase of Central Point's public works building, and it looks like DEQ will require phase one environmental assessment, and staff will be able to move them through that process, in order to get permits for the Food and Friends program. They asked City of Central Point for ninety-day due diligence period to give them time to satisfy DEQ's requirements. Central Point City council will vote on that tonight. They were also able to sign another six-month extension with Access, which will be good until June 30th, 2026.

Middle Rogue Metropolitan Planning Organization (MRMPO): Mayor Pam VanArsdale reports that the meeting last week looked at a draft project list for 2027-30 TIP, which there are no funds for Rogue River. The money that was set aside for the Greenway project means that we could use that money for the part in City limits, working with ODOT because it's on HWY 99, instead of having the money just sitting there. Ryan Nolan and the mayor will start that process soon.

PUBLIC INPUT: None

The mayor changed the order of the agenda moving item #6 up to #1. We received a request to continue the CUP 25-01 public hearing portion of this meeting to October 23, 2025, City Council meeting at 6:00pm. Ryan Nolan read the email from the applicant out loud for the council.

AGENDA ITEM 1 CUP 25-01 Hold a Public Hearing to consider the Planning Commission's recommendation to deny CUP 25-01 an application to expand an existing manufactured home park at 515 E. Main Street.

MOVE TO CONTINUE THIS CUP 25-01 HEARING TO OCTOBER 23, 2025, AT THE 6:00PM CITY COUNCIL MEETING, TO PROVIDE THE APPLICANT MORE TIME TO GET THE CITY INFORMATION

MOTION BY (HILTY) SECONDED (HOWELL)

Discussion on the motion, but not the application

Vote:

Councilor Davis, yes
Councilor Howell, yes
Councilor Hilty, yes
Councilor Moss, yes
Councilor Gregory, yes
Councilor Minegar, yes

CUP 25-01 HEARING IS CONTINUED TO OCTOBER 23, 2025, AT THE 6:00PM CITY COUNCIL MEETING

A question came from the audience by Brian Mortenson with the Rogue River Press about the deadline we're under on making this decision. Ryan Nolan City Administrator answered that we have a 120 day deadline which will be November 21st he believes, which will give us enough time. If the applicant asks to extend it, then we can stop clock.

NEW BUSINESS:

AGENDA ITEM 2 RESOLUTION

Consider approving Resolution 25-1461-R, a Resolution approving membership with Mayors for Peace.

MOVED (MOSS), SECONDED (GREGORY) AND CARRIED TO ADOPT RESOLUTION 25-1461-R MOTION IS APPROVED

AGENDA ITEM 3 ORDINANCE

Consider adopting Ordinance 25-441-O, an Ordinance adopting the Rogue River Greenway Plan as a reference document in the City of Rogue River Transportation System Plan.

MOVED (HILTY), SECONDED (MINEGAR)

No discussion on the motion

Vote:

Councilor Davis, yes
Councilor Howell, yes
Councilor Hilty, yes
Councilor Moss, yes
Councilor Gregory, yes
Councilor Minegar, yes

Ordinance 25-441-O MOTION APPROVED

AGENDA ITEM 4 ORDINANCE

Consider adopting Ordinance 25-442-O, an Ordinance revising Planned Unit Development standards within the City of Rogue River.

MOVED (GREGORY), SECONDED (MINEGAR)

No discussion on the motion

Vote:

Councilor Davis, yes
Councilor Howell, yes
Councilor Hilty, yes
Councilor Moss, yes
Councilor Gregory, yes
Councilor Minegar, yes

Ordinance **25-442-O** MOTION APPROVED

AGENDA ITEM 5 ORDINANCE

Continued Consideration of Ordinance 24-433-O, an Ordinance adopting FEMA BiOp standards in the City's Development Standards

MOVED (GREGORY), SECONDED (MINEGAR) TO CONTINUE THIS ORDINANCE 24-433-O, TO THE DECEMBER 18, 2025, CITY COUNCIL MEETING AT 6:00PM

Discussion on the motion

Vote:

Councilor Davis, yes
Councilor Howell, yes
Councilor Hilty, yes
Councilor Moss, yes
Councilor Gregory, yes
Councilor Minegar, yes

Ordinance **24-433-O** is continued until December 18th, 2025, City Council meeting at 6:00PM

AGENDA ITEM 6

COMMITTEE Consider accepting September 11, 2025, Tree City Committee Minutes.

MOVED (MINEGAR), TO CONSIDER ACCEPTING SEPTEMBER 11, 2025, TREE CITY COMMITTEE MINUTES, SECONDED (GREGORY) MOTION DIES
REVISED MOTION TO ACCEPT THE SEPTEMBER 11TH TREE CITY MINUTES (MINEGAR)
SECONDED BY (GREGORY)

Vote:

Councilor Davis, yes
Councilor Howell, yes
Councilor Hilty, yes
Councilor Moss, yes
Councilor Gregory, yes
Councilor Minegar, yes

Minutes of the September 11th Tree City Committee accepted.

OTHER BUSINESS:

City Administrator reminded the council that several of us will be going to Medford tomorrow for training, and we leave here at 7:30AM.

Staff is having a "Play in the Parks" on October 10th for all children to attend. We have three beautiful parks, Palmerton, Anna Classick, and Rooster that we plan to have activities in with prizes. If you would like to volunteer, by being at a station stamping passports for the kids please let staff know. If it's a success, we may do it with the older people through the Community Center. We will need the check signers at 8:30AM on Wednesday before you leave Portland.

October 3rd is the homecoming parade at 1:15pm followed by the game in the evening at the Highschool. Council will be at the LOC conference in Portland.

The State Legislature is still in short session, and one Senator is still sick, so they are waiting for his vote because without it, the Transportation Bill will not pass.

ADJOURN

There being no further business to come before the City Council and upon motion duly made (HOWELL), seconded (MOSS) motion passes, the meeting is adjourned at 6:42 p.m.

ATTEST

Mayor Pam VanArsdale _____ Date _____

Diane Oliver, City Recorder _____



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: 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:

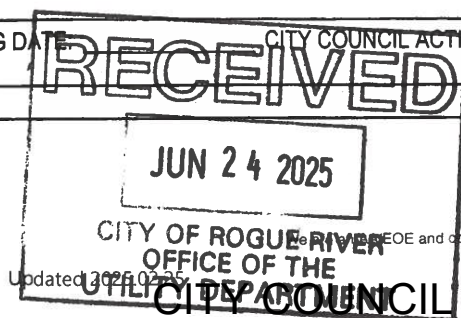
Signature of Office Staff: _____ Date: _____

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: _____



OCTOBER 23, 2025



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%.

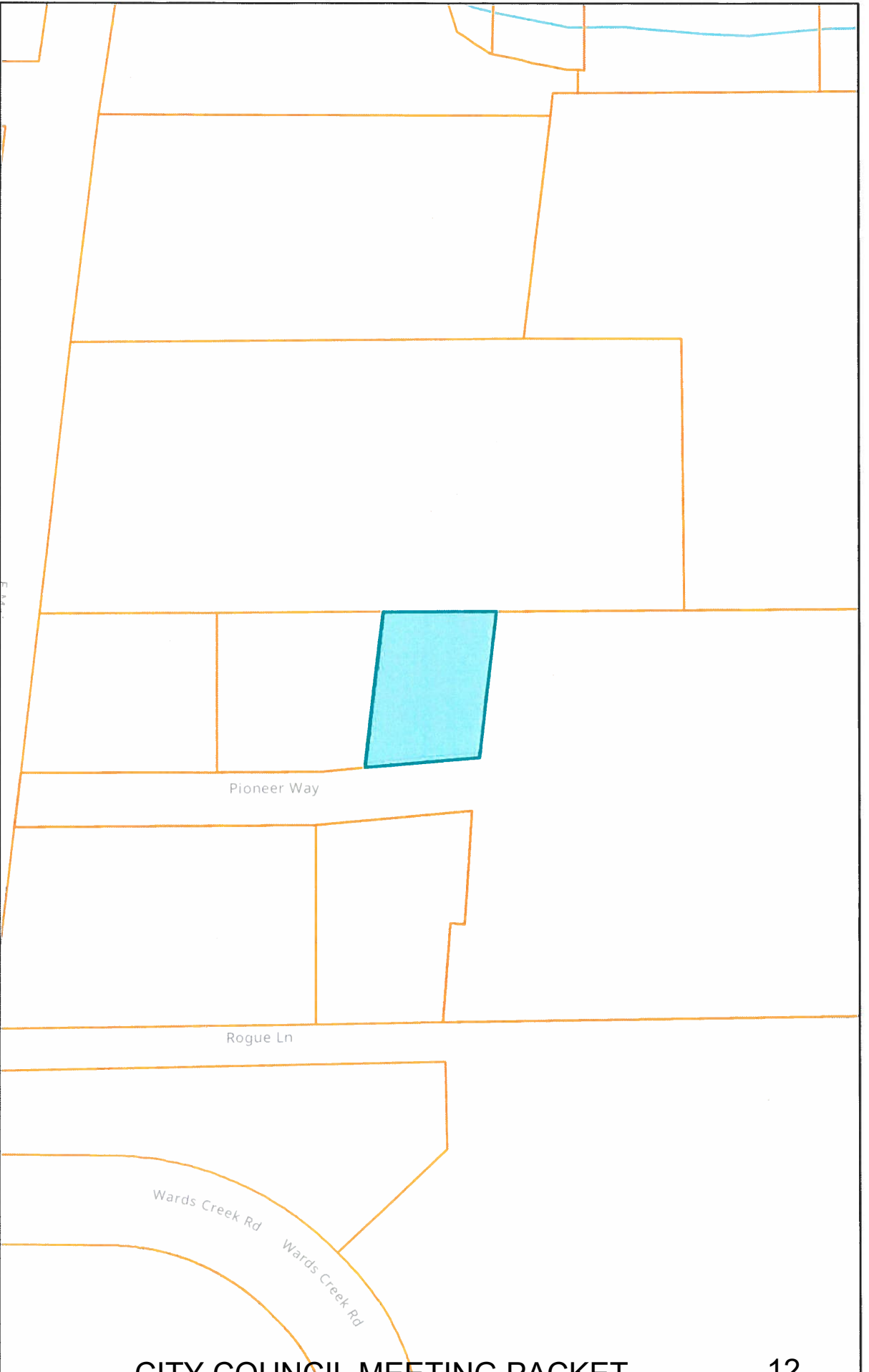
Section 13. Construction Inspection Deposit Fees

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



20/06/2025

Taxlots

County

Letter ANSI A Landscape



20/06/2025

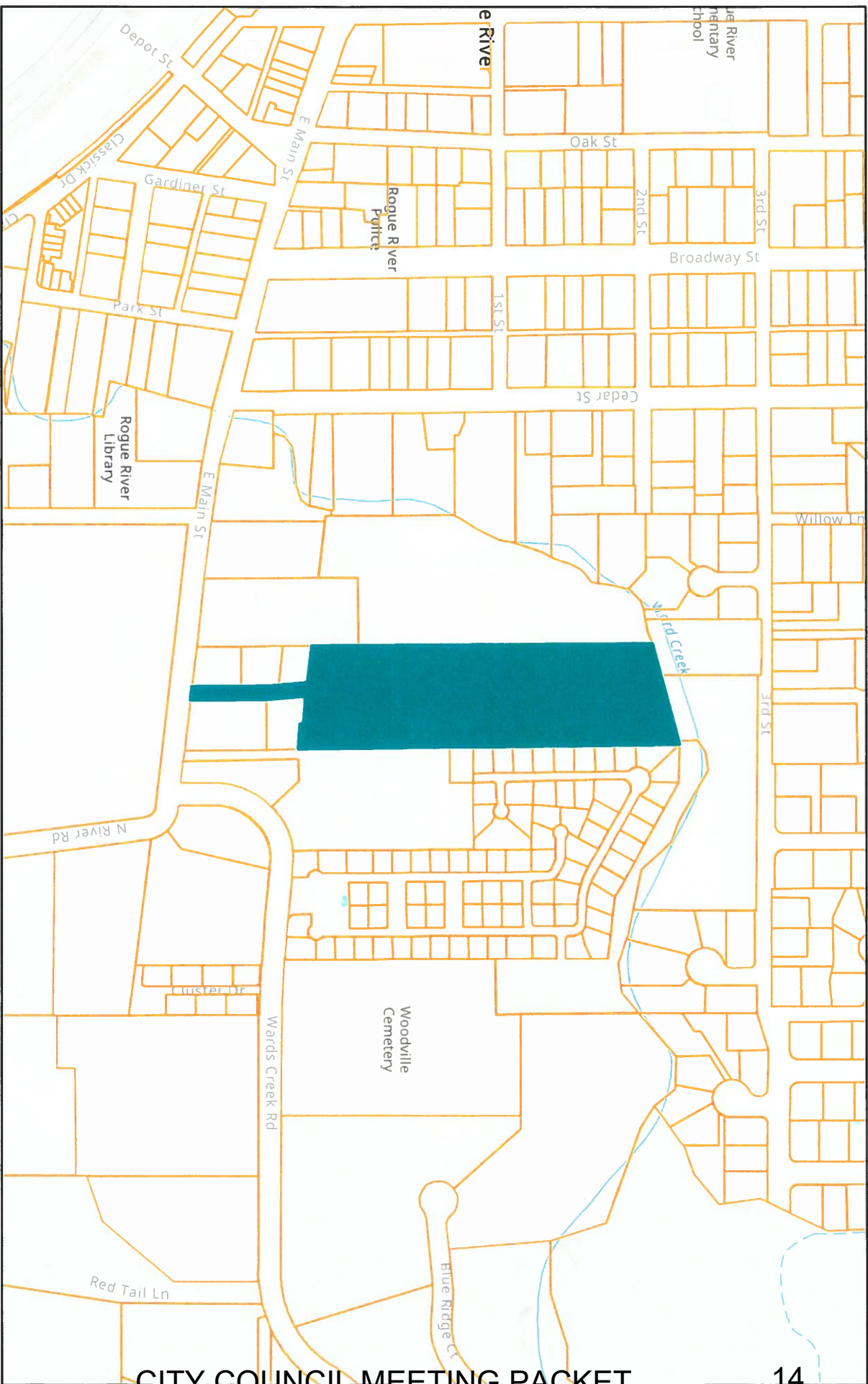
Taxlots

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

364WISC D-1000

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

Isarcom Printful GIS

**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 RPMC 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 RPMC 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.

Aerial Image of Subject Site



**BEFORE THE CITY COUNCIL
FOR THE CITY OF ROGUE RIVER
CONDITIONAL USE PERMIT, SITE DESIGN REVIEW,
ZONING MAP AMENDMENT, & PROPERTY LINE ADJUSTMENT**

APPLICANT: Jedidiah Ferguson, on behalf of Central Rogue MHC LLC.

APPLICATION: The request involves properties located in the R-2 (Residential Single-Family) zone for Tax Lot 1000, and the C-1 (Commercial) zone for Tax Lots 1002 and 1006. The subject properties are identified as Township 36 South, Range 4 West, Sections 15 and 22, Tax Lots 1000, 1002, and 1006, and are located at 515 E Main Street, Rogue River, Oregon. The proposal seeks to amend the 1978 Conditional Use Permit for the Central Rogue Mobile Home Community to allow for the addition of eight manufactured dwelling units, along with associated site and park improvements. The request also includes a zone change for Tax Lot 1002 and a property line vacation between Tax Lots 1000 and 1002.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends that the City Council deny the proposed amendment to the 1978 Conditional Use Permit for the Central Rogue Mobile Home Community, which sought to allow eight additional manufactured dwelling units along with associated site and park improvements.

1. BACKGROUND:

The Planning Commission voted to recommend denial of Conditional Use Permit 2025-01 in accordance with the Rogue River Municipal Code (RRMC) Title 17 – Zoning, specifically Chapters 17.100, 17.115.090, 17.75.030, 17.125.030, and 17.125.050.

1.1 The Planning Commission held a properly noticed public hearing on this matter on August 28, 2025. The City Planner mailed notice to property owners within 250 feet of the subject property and posted notice within the local newspaper noticing the Public Hearing and requesting public comment.

1.2 The Planning Commission reviewed testimony from City Staff and the applicant.

1.3 At the close of the said public hearing and following deliberations, the Rogue River Planning Commission, upon a duly made and seconded motion, voted to recommend denial of Planning File No. CUP 2025-01. The Commission unanimously voted 5-0 in a roll call vote, citing that the application, as proposed, fails to meet the standards set forth in Section 4.3 (Negative Impacts on Adjacent Properties and Public), Section 4.34 (Public Health, Safety, and Welfare) and Condition No. 34 of the General Conditions outlined in the Staff Report (Exhibit A).

1.4 The Planning Commission decision was made pursuant to the findings in the staff report, the full testimony heard in the public hearing, and the information provided in the meeting packet, all of which are hereby fully incorporated herein by reference; and this Recommendation to the City Council dated August 28, 2025.

2. FINDINGS OF FACT AND CONCLUSIONS OF LAW and APPLICABLE CRITERIA

2.1 *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.*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The combined site encompasses 6.62 acres and is relatively flat, with all slopes under five percent. The site is accessed via Pioneer Way off East Main Street. The existing manufactured home park, originally approved in 1977, includes 33 units served by a single access road that does not include an approved turnaround. While this configuration may have met standards at the time, it does not comply with the current fire code requirements. Oregon Fire Code Appendix D, Section D107 addresses limitations on the number of residential units that may be served by a single approved fire apparatus access road. According to the Oregon Fire Code Appendix D Fire Apparatus Access Roads, developments exceeding certain unit thresholds require multiple access points: two ways in and out for multi-family residential developments with over 100 units, and similarly, two access points for one- or two-family residential developments with more than 30 units. A proposal to add 8 additional units would further increase this nonconformity. Given the current fire code, it is appropriate to re-evaluate the development under Section D107. Any expansion should be contingent upon either the provision of a secondary approved fire apparatus access road or the installation of automatic fire sprinkler systems in the new units to mitigate fire safety risks.

2.2 *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.*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

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. A separate water

and sewer connections for Tax Lot 1006 to the main would need to be installed, or alternatively, this requirement could be addressed through the addition of Tax Lot 1006 to the proposed zone change and associated lot line adjustment.

2.3 *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.*

Planning Commission Response: Fails to Comply

The Planning Commission finds that the applicant does not meet the requirements of RRM Section 17.100.060(3) and the related conditions for approval. Additionally, the application fails to satisfy the standard that “All conditions of approval applicable to the conditional use are met and maintained.”

With respect to parking, the site currently lacks designated guest or RV parking, resulting in noncompliance with the 25% parking requirement for the existing manufactured home community.

Regarding site maintenance and health, several concerns have been identified. Garbage service appears to be inadequately addressed, with current arrangements unclear or insufficient. Existing perimeter fencing has deteriorated and has not been repaired, failing to provide the required screening or buffering.

In terms of safety and fire hazards, the site contains invasive weeds that contribute to poor maintenance and present potential environmental and fire hazards. Area lighting has not been operational for an extended period, which compromises park access and security, in violation of required site development standards. Additionally, there is no on-site management space or office, despite requirements for a staff or management presence. A large brush pile also remains on the property, posing a continued fire hazard.

Concerning recreation and health standards, the application does not provide a suitable recreation area as required by RRM. Furthermore, there is no evidence of a 100-foot sanitary or health easement around the well site, a critical public health and safety requirement.

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

Planning Commission 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.

2.5 *Complies with the Rogue River comprehensive plan;*

Planning Commission 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.

2.6 *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;*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The applicant's submittal did not fully address several required provisions. The site plan lacked explicit dimensions necessary to verify compliance with minimum building and lot setback requirements as outlined in City Code. Additionally, confirmation is needed to ensure that accessible (ADA-compliant) pedestrian routes are provided throughout the site. Further details are also required to demonstrate that all necessary trash and recycling enclosures, site lighting, and landscaping features are included and meet applicable standards. Lastly, clarification is needed to confirm that proposed carports for parking and storage do not encroach into the designated water easement.

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

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

Because of limitations related to the well easement, the proposed site plan fails to meet the off-street parking standards set forth in RRM 17.70.020.

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

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The evaluation of the proposed development raises several concerns regarding the availability and adequacy of public services, facilities, and utilities necessary to support the project. Currently, the site lacks existing or proposed sidewalks, which are essential for pedestrian safety and accessibility. The absence of designated guests or RV parking also results in noncompliance with the required 25% parking condition for manufactured home park, potentially leading to congestion and safety issues.

Additional concerns include unclear or inadequate garbage service arrangements, failure of existing perimeter fencing with no repairs made, and the presence of invasive weeds contributing to poor site maintenance. Long-term failure of area lighting compromises safety and security, while the lack of an on-site management office diminishes effective oversight and response capabilities. A significant brush pile remains on site, posing an ongoing fire hazard, and no suitable recreation area has been provided as required by city standards. Furthermore, the absence of a 100-foot sanitary/health easement surrounding the well site raises serious public health and safety issues.

The issue of emergency access is particularly critical. The current site has only one access point, prompting questions about compliance with fire safety standards. According to the Oregon Fire Code Appendix D Fire Apparatus Access Roads, developments exceeding certain unit thresholds require multiple access points: two access points for one- or two-family residential developments with more than 30 units. A thorough review, potentially in coordination with the Fire Marshal, is necessary to determine if Sections D106 or D107 apply and whether additional access points must be provided.

Given these deficiencies and uncertainties, it is evident that adequate public services, facilities, and utilities are either currently unavailable or have not been demonstrated by the applicant to be made available.

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

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The application materials acknowledge the presence of nonconforming elements from the original development, including utility connections, site access, circulation patterns, and setbacks, yet fail to demonstrate that these issues will be addressed or upgraded.

Specifically, the original 1978 conditions of approval mandated a restrictive easement with a 100-foot radius around the City Well, which remains unfulfilled. Furthermore, the developer was required to provide and maintain a suitable recreation area adjacent to the mobile home park on their property, a condition that also has not been met. Without corrective measures or improvements to bring these nonconforming aspects into compliance with current standards, the proposal fails to satisfy this essential criterion.

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

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The proposal does not sufficiently mitigate potential land use conflicts with adjacent properties and fails to meet necessary standards to protect the health, safety, and welfare of the community.

2.11 *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;*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The access deficiencies identified in the proposed development—including the lack of a second access point, insufficient guest and RV parking, and the absence of sidewalks—have the potential to diminish the function and safety of adjacent public streets. Without adequate on-site parking, overflow parking may occur along nearby streets, increasing congestion, limiting maneuverability for emergency vehicles, and negatively impacting visibility and traffic flow.

The absence of a secondary access point is also a significant concern. In the event of an emergency, a single point of ingress and egress may become obstructed, creating public safety risks and potentially delaying emergency response. This limitation not only affects the development itself but may place additional pressure on surrounding public infrastructure and emergency services.

Moreover, the lack of pedestrian infrastructure such as sidewalks forces residents and visitors to walk along or within the public right-of-way, increasing the likelihood of conflicts between vehicles and pedestrians. This degrades the overall function of public streets by reducing their safety and efficiency for all users.

Given these issues, the proposed development, as currently designed, fails to demonstrate that it will preserve the intended function of adjacent public streets and may instead contribute to unsafe conditions and reduced public infrastructure performance.

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

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The development, as currently proposed, has several significant access deficiencies. Notably, it lacks a secondary access point, which may be required under the Oregon Fire

Code Appendix D (Sections D106 or D107) depending on the number of residential units. Without a second point of ingress and egress, the development poses a risk to emergency response effectiveness. In the event the single access road is blocked or congested, emergency vehicles may be unable to reach residents in a timely manner, compromising life safety and public welfare.

Furthermore, the development lacks sidewalks, which impairs safe pedestrian access for residents, visitors, and service providers. The absence of guest and RV parking—failing the 25% requirement—may result in overflow parking along internal roads or adjacent public streets, obstructing circulation and potentially impeding garbage collection and delivery services.

Additional unresolved site issues, such as unclear garbage service arrangements, nonfunctional area lighting, and no on-site management presence, further compound concerns about operational access and safety. These conditions collectively suggest that the road and circulation system does not adequately serve the intended users of the development or support essential services.

As such, the proposal fails to meet the applicable standard for providing an adequate road system for all intended users and essential service providers.

2.13 *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;*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The proposal fails to demonstrate that adequate conditions are in place to mitigate the impacts of the development on pedestrian access and public safety. Specifically, there are no— or almost no—existing or proposed sidewalks within or adjacent to the site. This lack of pedestrian infrastructure significantly impacts residents' and visitors' ability to move safely throughout the development and to access nearby public streets or services.

The absence of sidewalks forces pedestrians, including children, seniors, and individuals with disabilities, to walk along vehicle circulation routes, creating direct conflicts between pedestrian and vehicular traffic. This condition is particularly concerning given the lack of site lighting, unclear garbage service access, and no on-site management to monitor and respond to safety concerns. The cumulative effect of these deficiencies results in an unsafe and inaccessible environment for pedestrians.

Without the provision of sidewalks or other safe pedestrian routes, and in the absence of enforceable conditions requiring these improvements, the project does not mitigate its impacts on internal circulation, pedestrian safety, and neighborhood connectivity.

2.14 *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.;*

Planning Commission 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.

2.15 *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.*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

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.

2.16 *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.*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The development does not comply with the accessway design and infrastructure requirements for width, paving, drainage, and lighting as outlined in city standards. As currently proposed, the plans lack sufficient detail or fail to demonstrate that these criteria are met, and the deficiencies are significant enough that they cannot be addressed through reasonable conditions of approval alone.

2.17 *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.*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The applicant has not demonstrated that sufficient off-street parking can be provided in compliance with this standard. A key constraint affecting compliance is the existence of a 100-foot sanitary/health easement around the city well, which restricts the placement of parking spaces within that area. As a result, portions of the site that might otherwise be used to meet the off-street parking requirement are unavailable for off-street parking. The site plan does not include alternative parking areas outside the restricted easement zone sufficient to satisfy the minimum number of required spaces per unit. Because the proposal fails to provide the required number of off-street parking spaces in accordance with the dimensional, location, and placement standards of RRMC 17.70.020, the application does not comply with this criterion.

2.18 *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.*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The site plan lacks clear indication of existing or proposed walkways meeting these standards, and in several areas, no pedestrian infrastructure is provided at all. As a result, the proposal fails to meet this criterion.

2.19 *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.

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

Site constraints related to the well easement, along with the absence of necessary site features, prevent the proposal from meeting the minimum standards for manufactured dwelling spaces as required by code.

2.20 *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.*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The 100-foot sanitary/health easement surrounding the city well imposes significant constraints on the site, limiting what may be stored within storage units or carports. These restrictions may prevent storage structures from being properly located while maintaining the required 10-foot setback from the dwelling units.

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

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The requirement that, except for automobiles, all storage shall be within an enclosed structure is not met. The 100-foot sanitary/health easement surrounding the city well imposes significant constraints on site use and development; however, despite these restrictions, vehicles are currently parked within the easement area. Additionally, a large brush pile remains onsite, further indicating a lack of compliance with proper storage and site maintenance standards. These conditions demonstrate that the proposal does not adequately address the enclosed storage requirement.

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

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

While the project plans and narrative indicate that each manufactured home will remain a standalone unit with no physical additions attached, the conditions provided do not

adequately mitigate potential impacts related to accessory structures and overall site management. The presence of separate accessory buildings, such as storage units or carports, without clear enforcement mechanisms or site design standards, raises concerns about visual clutter, overcrowding, and potential encroachment on setbacks or easements.

Additionally, without specific conditions ensuring ongoing compliance, monitoring, and maintenance, there is insufficient assurance that accessory structures will remain properly separated from manufactured dwellings over time. This could lead to unauthorized attachments or expansions that may negatively affect the character, safety, and functionality of the development.

Therefore, the conditions as proposed are insufficient to fully mitigate the potential impacts associated with accessory structures and the long-term preservation of standalone manufactured dwelling units.

2.23 *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.*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The proposed development lacks the necessary two points of ingress and egress, which is required for developments exceeding 30 units according to applicable fire and access standards. This deficiency compromises proper site layout and emergency access, which in turn affects the ability to appropriately site accessory structures with the required setbacks. Without compliance with the two-access requirement, the site plan does not adequately demonstrate that accessory buildings can be located at least 25 feet from public street rights-of-way, thereby failing to meet this standard.

2.24 *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.*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The site plan as proposed does not adequately demonstrate compliance with the required separation standards between manufactured dwellings and other facilities.

2.25 *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.*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The site currently lacks designated guest or RV parking, resulting in noncompliance with the 25% parking requirement for manufactured home park. This further limits the flexibility of the site and raises concerns about overall functionality and livability. The absence of both adequate recreation space and required parking indicates broader deficiencies in site design and planning, and the application does not demonstrate that these impacts have been adequately mitigated.

2.26 *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.*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The project design fails to incorporate adequate receptacles for garbage disposal at appropriate locations throughout the park, ensuring proper waste management for residents.

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

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

As the recommendation is for denial, there is no opportunity to apply conditions of approval to ensure future compliance with this standard. In the absence of enforceable conditions, the application does not demonstrate that the criterion will be met and therefore fails to satisfy this requirement.

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

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

Given the recommendation for denial, the application cannot rely on conditions of approval to achieve compliance. Without sufficient documentation or guarantees provided in the current submittal, the application does not demonstrate that this standard will be met and

therefore does not comply with the applicable requirement.

2.29 *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.*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

Site observations and application materials indicate that existing fencing has deteriorated and has not been repaired or replaced. Invasive weeds are also present along portions of the perimeter, further undermining the effectiveness of any visual screening or residential character intended by this standard. No clear plan has been provided to restore or maintain required fencing or landscaping elements. As a result, the application fails to demonstrate compliance with this requirement.

2.30 *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.*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

As the application is recommended for denial, there is no opportunity to impose conditions that would ensure future compliance. Consequently, the proposal does not meet this standard and fails to demonstrate that the necessary improvements to manufactured dwelling stands will be implemented or maintained over time.

2.31 *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)].*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

Refer to the discussion provided in Section 2.30.

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

2.32 *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.*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The application fails to demonstrate that the site can accommodate the required number of parking spaces—particularly guest and RV parking—and does not provide sufficient recreation areas or properly designed and maintained fencing and screening. The presence of a 100-foot sanitary/health easement surrounding the city well further restricts usable site area, limiting the placement of required infrastructure and amenities. Additionally, existing issues such as deteriorated fencing, overgrown vegetation, insufficient lighting, lack of sidewalks, and the absence of a second access point further indicate that the site, as proposed, is not suitable to support the development as required by code.

2.33 *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.*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The site currently takes access from a single road, and no upgrades or alternative access points are included in the application. Any proposed expansion of the park should be contingent upon either the construction of a second approved fire apparatus access road or the installation of automatic fire sprinkler systems in the new units to mitigate fire safety risks associated with limited access. Because neither mitigation measure is included in the current proposal, and the existing road network is insufficient to safely accommodate emergency access needs, this standard is not satisfied.

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

Planning Commission Response: Fails to Comply

The existing use does not conform to the conditions set forth in the original 1978 Conditional Use Permit (CUP), which were intended to safeguard public health, safety, and welfare. Furthermore, the proposed conditions are inadequate to mitigate the impacts identified. The Planning Commission finds that the proposed expansion does not satisfy the requirements of RPMC Section 17.100.060(3) or the related conditions for approval, including the requirement that all conditions be fully met and maintained. In addition, the application fails to provide a suitable recreation area and lacks documentation demonstrating compliance

with the required 100-foot sanitary or health easement surrounding the well site.

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

2.35 *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;*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The proposal does not adequately address efficient land utilization because it fails to optimize the use of available space within the parcel while maintaining compliance with critical site development standards. These shortcomings contribute to underutilization and nonconformity with the intent of the High-Density Residential designation, which aims to promote compact, safe, and well-serviced residential development. Consequently, the proposal conflicts with Statewide Planning Goals that emphasize efficient use of land, protection of public health and safety, and provision of adequate public services and facilities. The failure to meet these standards results in a development pattern that is inconsistent with orderly growth and sustainable land use principles outlined in the Oregon Administrative Rules.

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

Planning Commission Response: Satisfied

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

2.37 *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*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The City Council must determine that the proposal serves the public interest by addressing community conditions, either by responding to changes in the community or by correcting an error or inconsistency in the applicable plan or code. However, no evidence has been provided to demonstrate that the proposed development fulfills either of these criteria.

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

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The proposed amendment has not demonstrated adequate consideration of transportation impacts, including access and circulation deficiencies, lack of secondary fire apparatus access, and insufficient off-street parking. The absence of measures to address these concerns indicates noncompliance with the requirements of RRM 17.125.050 and the TPR. Therefore, the proposal does not satisfy the standards necessary to ensure that transportation facility impacts are appropriately mitigated in accordance with applicable laws and regulations.

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

2.39 *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].*

Planning Commission Response: Conditions Insufficient to Mitigate Impacts

The Planning Commission acknowledges that the proposed property line vacation between Tax Lots 1000 and 1002, and potentially between Tax Lots 1000 and 1006, could be authorized as it would not create a substandard condition under RRM Title 17. The vacation would consolidate commonly owned parcels into a single unified lot, eliminating internal lot lines to facilitate 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 permitted, nor does it create any nonconforming land use or density issues. The unified parcel would continue to function as one mobile home park with a total of 41 manufactured home units, maintaining compliance with zoning, setback, and density standards. Additionally, no new parcels would be created or isolated by this action.

However, despite the vacation itself being potentially approvable, the Planning Commission recommends denial of the overall application based on the substantive findings related to noncompliance with applicable standards and insufficient mitigation of impacts. Therefore, the approval of the property line vacation is contingent upon approval of the broader development proposal, which is not supported at this time.

3. RECOMMENDATION

The Planning Commission recommends denial of the request, determining that the potential conditions of approval would not adequately address the identified concerns of the application for a Conditional Use Permit, Site Plan Review, Zoning Map Amendment, and Property Line Adjustment under File No. CUP 2025-01. While the Planning Commission recommends denial, draft conditions of approval are provided in Attachment A should the

City Council choose to approve the application.

1. CONDITIONS OF APPROVAL

Staff recommend the following conditions of approval.

If the City Council 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:

1.1 General Conditions.

1. All conditions established in the original 1978 approval must be fully satisfied and continuously upheld. Specifically, (1) Provide the City of Rogue River, Oregon with Sanitary/Health easement of 100 feet radius of city well site; (2) A minimum of 25% of the total mobile home spaces shall be provided for parking and storage of recreation vehicles, campers, boats, etc.; and (3) An office area be provided.
2. Uses shall be limited to those uses contained in the record.
3. Any significant changes to this use or the structure will necessitate a new site plan application, and compliance with all applicable code requirements.
4. All building and lot setbacks shall conform to Code minimums.
5. All development located within designated special flood hazard areas shall comply with the provisions of Chapter 15.55, Flood Damage Prevention, and all other applicable local, state, and federal regulations.
6. Plumbing, mechanical, electrical or structural work will require permits.
7. The buildings shall meet the requirements of the Building Code and any conditions of the Building Official.
8. 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.
9. All signs shall comply with sign ordinances and must be approved by the Rogue River Sign Review Board. RRMC 17.30.070
10. 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.
11. 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.

12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. No development may occur that would conflict with any existing restrictive easements on the site.
18. Storm drainage improvements shall comply with OAR 333-061-0050 and applicable City stormwater standards.
19. 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).
20. Any private road beginning from a city-maintained street shall have a durable surface suitable for vehicle maneuvering.
21. All manufactured dwellings shall comply with the regulations of ORS Chapter 446 and OAR 814-23-050 through 814-23-080.
22. No manufactured dwelling shall be placed upon a lot unless it has the Oregon insignia of compliance as provided for in ORS 476.170.
23. 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.
24. Except for automobiles, storage shall be within an enclosed structure.
25. No structure additions shall be built onto or become a part of any manufactured dwelling.
26. Each manufactured dwelling permitted in the park must have a state insignia affixed to it.

27. The fencing and landscaping shall be continuously maintained, ensuring ongoing compliance and preservation of visual screening, safety, and neighborhood compatibility.
28. 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.
29. 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.
30. Property shall be marked with space numbers and supply adequate lighting around each mobile home.

1.2 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. Prior to any construction or development within the special flood hazard area identified in RRM 15.15.030(B), the applicant shall obtain a development permit. This requirement applies to all structures, including manufactured dwellings, as well as any other development activities as defined in RRM 15.15.020, including grading, fill, or site alterations.
3. The applicant shall file the approved vacation order, as prepared by the city, with the county clerk.
4. Existing sewer lines must be camera-inspected, with inspection reports submitted to the Public Works Director for review and approval.
5. 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.
6. 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.
7. 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.

8. 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).
9. 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.
10. 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.
11. 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 Marshalls) is available at all existing and proposed fire hydrants on the site.
12. 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.
13. The applicant shall demonstrate compliance with fire safety requirements by either constructing and receiving approval for a secondary fire apparatus access road that meets all applicable design, width, surfacing, and turnaround standards of Oregon Fire Code Appendix D, as approved by the City Fire Marshal, or by installing NFPA 13D-compliant automatic fire sprinkler systems in each newly placed manufactured home within the proposed expansion area.
14. 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.

15. 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)].
16. 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.
17. 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.
18. 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.

1.3 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. Fire mitigation measures shall be fully implemented and verified by the City and/or Fire District.
3. Landscaping and irrigation shall be installed in accordance with the Landscaping Standards of RRM 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.
6. The manufactured dwelling shall be set up in compliance with the Oregon Manufactured Dwelling and Park Specialty Code, including a continuous skirting.
7. The manufactured dwelling shall not be occupied until it is connected with the city water, sewer systems and electrical power services.
8. The manufactured dwelling shall not be occupied until it has passed a final inspection from the building official of the city of Rogue River.
9. Supply evidence that a certificate of sanitation from the Oregon Department of Commerce has been obtained.
10. Receptacles for garbage shall also be provided.
11. Provisions shall be made for mailboxes (approved by the local Postmaster) and telephone service.

1.4 Conditions of approval to maintain:

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

**BEFORE THE PLANNING COMMISSION OF THE
CITY OF ROGUE RIVER, STATE OF OREGON**

**IN THE MATTER OF THE PLANNING COMMISSION'S
RECOMMENDATION ON AN APPLICATION FOR A
CONDITIONAL USE PERMIT, SITE DESIGN REVIEW,
ZONING MAP AMENDMENT, & PROPERTY LINE
ADJUSTMENT**

)
) **RECOMMENDATION**
)
) **FILE NO. CUP 2025-01**
)

RECOMMENDATION: Denial of the proposed amendment to the 1978 Conditional Use Permit for the Central Rogue Mobile Home Community, which sought to allow eight additional manufactured dwelling units along with associated site and park improvements. The request pertains to properties located in the R-2 (Residential Single-Family) zone for Lot 1000 and the C-1 (Commercial) zone for Lots 1002 and 1006. The subject properties are identified as T.36S., R.4W., Section 15 & 22, Tax Lots 1000, 1002, and 1006, and is located at 515 E Main Street, Rogue River, Oregon. Applicant: Jedidiah Ferguson, Owner: Central Rogue MHC LLC.

WHEREAS: On its own motion, the Planning Commission voted to recommend denial of Conditional Use Permit 2025-01 in accordance with the Rogue River Municipal Code (RRMC) Title 17 – Zoning, specifically Chapters 17.100, 17.115.090, 17.75.030, 17.125.030, and 17.125.050.

- A. The Planning Commission held a properly noticed public hearing on this matter on August 28, 2025. The City Planner mailed notice to property owners within 250 feet of the subject property and posted notice within the local newspaper noticing the Public Hearing and requesting public comment.
- B. The Planning Commission reviewed testimony from City Staff and the applicant.
- D. At the close of the said public hearing and following deliberations, the Rogue River Planning Commission, upon a duly made and seconded motion, voted to recommend denial of Planning File No. CUP 2025-01. The Commission unanimously voted 5-0 in a roll call vote, citing that the application, as proposed, fails to meet the standards set forth in Section 4.3 (Negative Impacts on Adjacent Properties and Public), Section 4.34 (Public Health, Safety, and Welfare) and Condition No. 34 of the General Conditions outlined in the Staff Report.
- E. The Planning Commission decision was made pursuant to the findings in the staff report, the full testimony heard in the public hearing, and the information provided in the meeting packet, all of which are hereby fully incorporated herein by reference; and this Recommendation to the City Council dated August 28, 2025.

RECOMMENDATION | CUP 2025-01
Conditional Use Permit, Central Rogue Mobile Home Community, Main Street.

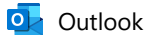
THEREFORE, the City of Rogue River Planning Commission recommends that the Rogue River City Council deny the application for a Conditional Use Permit, Site Plan Review, Zoning Map Amendment, and Property Line Adjustment under File No. CUP 2025-01.

CITY OF ROGUE RIVER PLANNING COMMISSION

By: Jay A. Chick Aug 29, 2025
Jay Chick, Planning Commission Chair - Date

Onnie Heater 09/04/2025
Onnie Heater, Contract Planner - Date

RECOMMENDATION | CUP 2025-01
Conditional Use Permit, Central Rogue Mobile Home Community, Main Street.



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@xexgeneng.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; jbnick@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

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@cityofrogueiver.org

www.cityofrogueiver.org



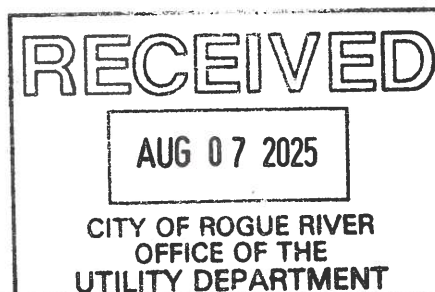
Thank you,



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; otheater@rvcog.org; cliffp@nwcodepros.com; Mike.Bollweg@mbollweg@CityofRogueRiver.org; lpryce@engineeringservicesllc.com; Ryan Nolan <rnolan@CityofRogueRiver.org>
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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



This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the

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)

AGENT: Ian M. Cole, P.E.
NEXGEN
1043 Nichols Drive, Suite 200
Rocklin, CA 95765

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.

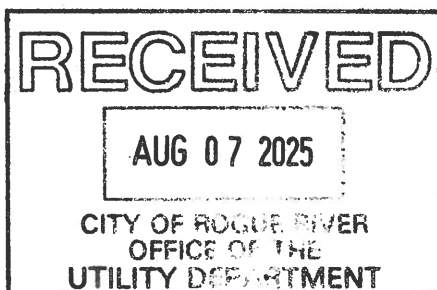
If you wish to present written or photo evidence at the public hearing please provide 10 copies.

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 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>

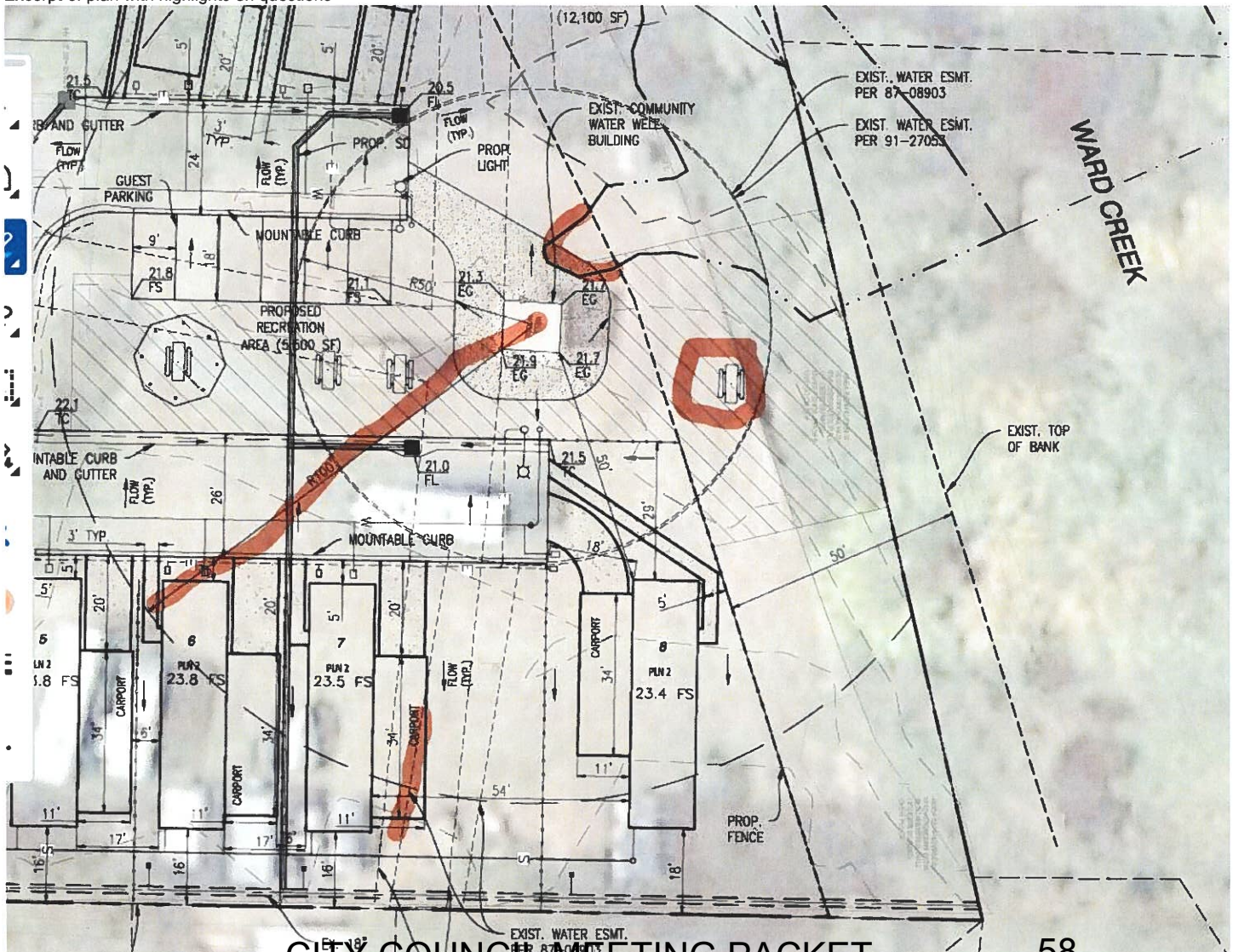
Hi Ryan,

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



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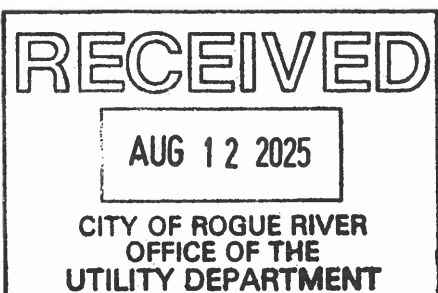
This property is not in our jurisdiction.

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: CUP 2025-06

Signature:

Print Name:

Date:

[Signature]
Janet L Lewis
8/11/25

Drop off @
City OR mail

Public Hearing: August 26, 2025
6:00pm CITY HALL COUNCIL CHAMBERS
133 Broadway, Rogue River, Oregon
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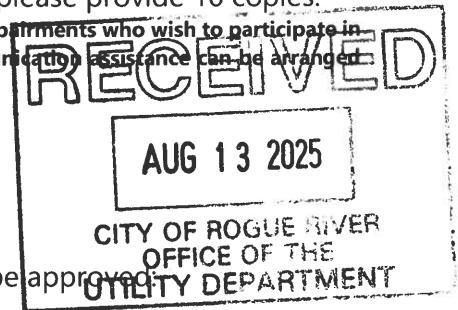
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I/We have no comment.

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:

Too much traffic for only one in & out street.
WANT to keep park quaint & as quiet & peaceful as possible
since I've lived here, we've always had back area
to gather, BBQ, play horseshoes.
8 additional m.d. are
taking away our small
community. Please vote
NO.

Re: CUP 2025-06

Signature:

Richard Vanmeter

Print Name:

Richard Vanmeter

Date:

8-12-2025

Aug 11, 2025

City Council of Rogue River

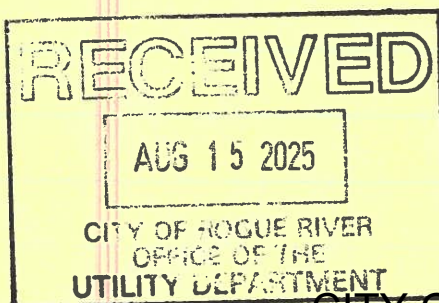
re: proposed addition to Central
Rogue Mobile Home Park

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

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

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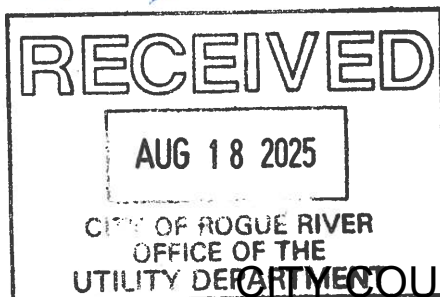
I/We recommend approval of this application.

Please address the following concerns should this application be approved:



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

THANK YOU FOR THE OPPORTUNITY TO SHARE MY OPINION.
AS I DROVE THROUGH THIS MANUFACTURED PARK, I WAS
SHOCKED TO SEE HOW 'MESSY' IT LOOKED REGARDING OVER →



Re: CUP 2025-06

Signature: Caren L Haze

Print Name: CAREN L HAZE

Date: 8/18/2025

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

APPLICANT/ OWNER: Central Rogue MHC LLC
3308 El Camino Ave, Suite
300 RM 608
Sacramento, CA 95821

AGENT: Ian M. Cole, P.E.
NEXGEN
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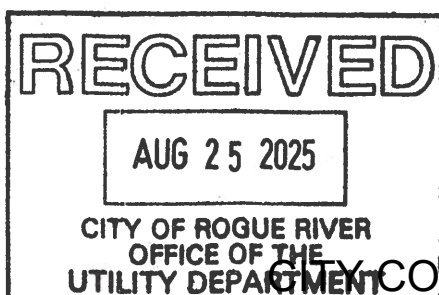
I/We recommend approval of this application.

Please address the following concerns should this application be approved:

☒

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

ADDITIONAL TRAFFIC IN ROGUE RIVER



Re: CUP 2025-06

Signature:

Print Name:

Date:

Linda Herzberg
LINDA HERZBERG
August 16, 2025

EXHIB
A

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 **AGENT:** Ian M. Cole, P.E.
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Sacramento, CA 95821 Rocklin, CA 95765

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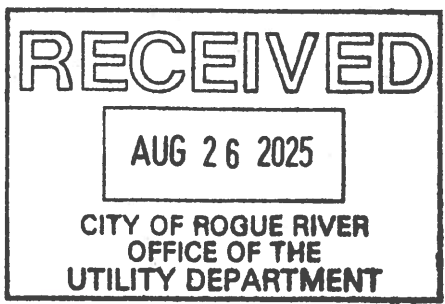
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- ☐ This property is not in our jurisdiction.
- ☐ I/We recommend approval of this application.
- ☒ Please address the following concerns should this application be approved:

CONCESSIONS TO EXISTING RESIDENTS
AS OUTLINED IN ATTACHED LETTER

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

See ATTACHED Letter of Issues
of Concern.



Re: CUP 2025-01

Signature: *[Signature]*

Print Name: Jerry Hallett

Date: 8/19/2025

**Jerry Hallett – Resident
515 E. Main Street, Unit 10
Rogue River, OR 97537
530-721-6487
August 19, 2025**

To: City of Rogue River Planning Commission

**Re: Application for Conditional Use Permit and Site Design Review
Applicant: Central Rogue Mobile Home Community, LLC
Proposal: Expansion of Manufactured Home Park by 8 Units
Site Address: 515 E. Main Street, Rogue River, OR 97537**

Introduction

The Planning Commission has requested that any concerns regarding this proposed expansion be submitted in writing or presented at the hearing scheduled for August 26, 2025.

I am submitting the following issues on behalf of myself and other residents concerned. These issues directly affect the current and future quality of life in our community and should be addressed before approval of this expansion.

Issues of Concern

1. Increased Water Costs

The park operates under a single master water meter for all units.

Adding new units will increase the shared cost for existing residents.

Oregon law requires pro-rata billing, but the current lease does not clearly define the method of allocation (equal, by home size, or by occupancy).

Residents have never been provided with utility bills or explanations of how charges are calculated.

2. Increased Sewer Costs

Sewer billing is also handled through a single master meter.

Like water service, the lease fails to specify how costs are divided.

State law requires transparency: residents must receive copies of utility bills, and charges cannot exceed what the utility company charges.

No such documentation has ever been provided to residents.

3. Garbage/Dumpster Capacity

There is currently only one dumpster for all residents, which is inadequate.

Some residents have had to pay separately for private service.

Adding more units without increasing dumpster capacity will worsen overflow problems, raising costs for current tenants.

4. Lack of On-Site Management

The park has had five managers in just two years.

There is currently no on-site manager; phone calls and written concerns often go unanswered.

Without reliable management, issues such as rule enforcement, safety, and resident concerns remain unresolved.

Adding more units will only increase these problems.

5. Poor Park Maintenance

Common areas are neglected: trees are overgrown, fences are broken, and overall upkeep is lacking.

It is unreasonable to expand the park while the existing property remains poorly maintained.

6. Increased Traffic

Expansion will bring more vehicles into a private street with a 10 mph speed limit.

Construction traffic, prospective buyers, and real estate agents will all contribute to congestion and safety concerns.

7. Service Interruptions

Adding new units will likely cause temporary outages of water, sewer, and power, which will primarily affect existing residents.

8. Construction Impact

Dirt, debris, and noise will affect residents daily.

Pioneer Street will see increased wear and tear, dirty roads, potential damage to vehicles (e.g., flat tires from debris), and an overall decline in livability during construction.

Proposed Resolutions / Resident Concessions

To fairly balance the interests of residents and the developer, the following concessions should be made before approval of the expansion:

- 1. Roll back the 10% rent increases imposed since June 2023.**
- 2. Refund residents for rent increases collected since June 2023.**
- 3. Provide a permanent, on-site resident manager.**
- 4. Install a gated entry for improved security.**
- 5. Provide secure, keyed mailboxes inside the gated area.**
- 6. Implement regular, scheduled park maintenance.**
- 7. Repair and replace all broken fences.**
- 8. Conduct daily road cleaning during construction.**
- 9. Include water, sewer, and garbage in space rent (no separate charges).**
- 10. Freeze current rents at 2023 rates for the next 10 years.**

11. Repair and install streetlights for safety and visibility.

Conclusion

The concessions listed above are reasonable compared to the significant financial benefits Central Rogue Mobile Home Community, LLC will gain from this expansion.

We fully support free enterprise and responsible development, but the well-being of existing residents, many of whom are seniors living on fixed incomes—must not be ignored.

**Respectfully,
Jerry Hallett
515 E. Main Street, Unit #10
Rogue River, OR 97537**

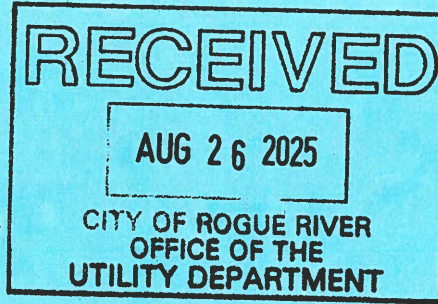


EXHIBIT B

EXH CUP 2025-01

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 molan.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 [molan\(wc1tyofrogueriver.org](mailto:molan(wc1tyofrogueriver.org).

DO
THEY RAISE OUR Rent to
pay for this - I will Be
LIVING UNDER BRIDGE - I'm
a widow, I have no
money to pay \$1,600 - a month
2006 moved in
widowed 2016
SCARED
#23
MHC PARK
Resident

Public Hearing: September 25, 2025
6:00pm CITY HALL COUNCIL CHAMBERS
133 Broadway, Rogue River, Oregon
FILE: CUP 2025-01

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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.

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- () 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:

NEED SPEED BUM'S PEOPLE DRIVING TO FAST
TOO MANY KIDS, OTHER PEOPLE ARE DUMPING
IN LOWER DUMPTER, THIS IS A PUBLIC ST.

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

Re: CUP 2025-06

Signature: Richard W Van Meter

Print Name: RICHARD W VAN METER

Date: 9/8/2025

Public Hearing: September 25, 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
AGENT: Ian M. Cole, P.E.
NEXGEN
1043 Nichols Drive, Suite 200
Rocklin, CA 95765
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)

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- ☐ 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: CUP 2025-06
Signature: 
Print Name: Brian Mateja
Date: 9-9-25
Rogue River Family Practice

Public Hearing: September 25, 2025
6:00pm CITY HALL COUNCIL CHAMBERS
133 Broadway, Rogue River, Oregon
FILE: CUP 2025-01

APPLICANT/ Central Rogue MHC LLC **AGENT:** Ian M. Cole, P.E.
OWNER: 3308 El Camino Ave, Suite NEXGEN
300 RM 608 1043 Nichols Drive, Suite 200
Sacramento, CA 95821 Rocklin, CA 95765

REQUEST: Expand existing manufactured dwelling park by adding 8 new spaces

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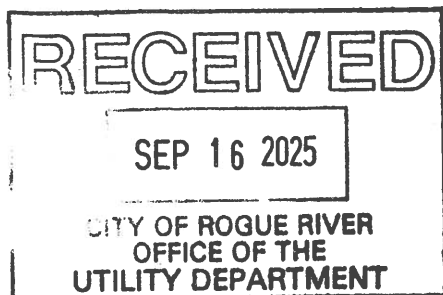
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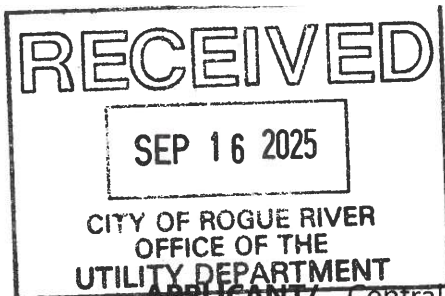
☒ I/We encourage denial of this application for the following reasons:

They TALKED ABOUT A RECREATION AREA AND A 25% SPACE FOR RV STORAGE, IF they PUT IN the NUMBER OF SPACES there is NO WAY this CAN HAPPEN! they Lie!



Re: CUP 2025-06

Signature: Dennis Mathiesen
Print Name: DENNIS MATTHIEN
Date: 09/10/25



Public Hearing: September 25, 2025
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133 Broadway, Rogue River, Oregon
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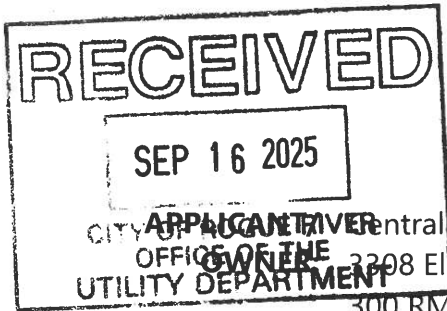
Re: CUP 2025-06

Signature:

Print Name:

Date:

Carol McShore
CAROL MCSHORE
9-12-25



Public Hearing: September 25, 2025
6:00pm CITY HALL COUNCIL CHAMBERS
133 Broadway, Rogue River, Oregon
FILE: CUP 2025-01

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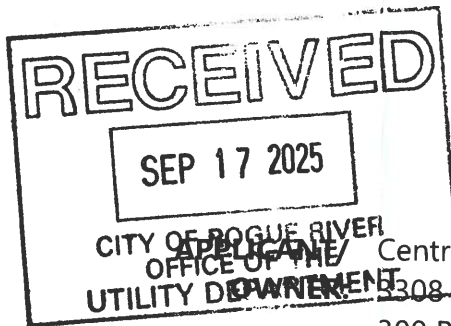
- (☒) I/We encourage denial of this application for the following reasons:
Our city water is a resource that cannot be compromised! This proposed development
lend too many negative factors that jeopardize the well. The onus is on ANYONE that
goes forth with this ill fated idea that compromises the city water supply.
we cannot afford the risk!

Re: CUP 2025-06

Signature: Sherry Fielder Lance Fielder

Print Name: Sherry Fielder Rick Fielder

Date: 9/16/2025



Public Hearing: September 25, 2025
6:00pm CITY HALL COUNCIL CHAMBERS
133 Broadway, Rogue River, Oregon
FILE: CUP 2025-01

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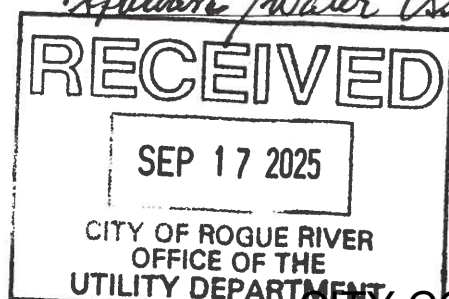
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- () I/We recommend approval of this application.
- () Please address the following concerns should this application be approved:

☒ I/We encourage denial of this application for the following reasons:

Fire & flood zone impact

Privacy

Recreation / water issues & ^{Non-}Compliance



Re: CUP 2025-06
Signature: *Paula Brooks*
Print Name: *Paula Brooks*
Date: *9/9/25*

Public Hearing: September 25, 2025
6:00pm CITY HALL COUNCIL CHAMBERS
133 Broadway, Rogue River, Oregon
FILE: CUP 2025-01

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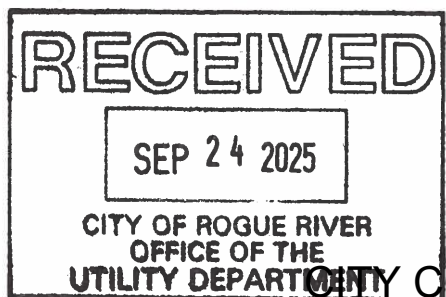
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- () Please address the following concerns should this application be approved:

_____ Over →

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

I'M IN CHARGE OF THE RV LOT AT BROOKSIDE VILLAGE. I WAS TOLD THAT THERE COULDN'T BE ANY GAS WITHIN 100 FEET OF THE WELL. OVER →

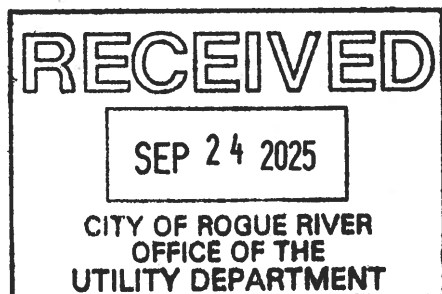


Re: CUP 2025-06
Signature: Sharyl Vail
Print Name: SHARYL VAIL
Date: 9-23-25

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Further comments from the facing page can be written here:

THE CITY OF ROGUE RIVER CHAINED OFF THE ACCESS TO THE WELL SO NOBODY CAN DRIVE OR PARK WITHIN THE 100 FEET RADIUS. THE BOATS AND MOTORHOMES HAD TO BE MOVED TO THE OTHER END OF THE RV LOT.



WATER RESOURCES DEPARTMENT
SALEM, OREGON 97310
within 30 days from the date
of well completion.

RECEIVED

JUL 11 1877 (not write above this line)

State Permit No.

SP-45658-119

OCTOBER 23, 2025



Outlook

Central Rogue MHC - Request for Continuance

From Ian Cole <ian@nexgeneng.com>

Date Thu 9/25/2025 11:31 AM

To Ryan Nolan <rnolan@CityofRogueRiver.org>

Cc Jed Ferguson <Jed@casaparkhomes.com>; Brock Kaveny <brock@montechristomh.com>; Matt McDougall <matt@casaparkhomes.com>

Dear Mr. Nolan,

As the applicant for the Central Rogue Mobile Home Community Conditional Use Permit Amendment, I respectfully request that the City Council continue the scheduled hearing for this project from September 25, 2025, to the next available Council meeting on October 23, 2025. I am working closely with the park owners, Central Rogue MHC LLC, in preparing the necessary information for the City's review.

We are confident that we can address the City's and the public's concerns, and we are actively collecting supporting documentation to ensure that the Council has a complete record for its review. Allowing this additional time will help us provide the necessary information and support a more productive and transparent discussion at the continued hearing.

We appreciate the City's consideration and look forward to continuing to work collaboratively toward a successful outcome.

Sincerely,

Ian Cole, P.E.

Owner

NexGen Engineering & Consulting LLC

Office (916) 345-3454

Direct (916) 413-7238

ian@nexgeneng.com



CONFIDENTIALITY NOTICE

This e-mail message (including any attachments) contains information that may be confidential, be protected by client confidentiality or other applicable privileges, or constitute non-public information. It is intended to be conveyed only to the designated recipient(s). If you are not an intended recipient of this message, please notify us by replying to this message and then delete it from your system. Use, dissemination, distribution, or reproduction of this message by unintended recipients is not authorized and may be unlawful. Any and all information contained in this document, or attached documents or drawings are protected from disclosure by Evidence Codes 1115-1128 & 1152.