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Subject: Comment Submission: MHOR Homes Div 47
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Rule: MHOR Homes Div 47

Organization or affiliation (optional): City of Rogue River, LOAC member

Comment: On behalf of the City of Rogue River, thank you for the opportunity to comment on the proposed Oregon Homes rules in OAR Chapter 660, Division 047. The City supports efforts to increase housing supply and make review more efficient. However, streamlined review must not override wildfire safety, emergency access, adequate infrastructure, or the ability of small cities to protect residents. Based on the September 2026 Version 5 draft, Rogue River respectfully requests revisions in three areas. 1. Setbacks and Wildfire Safety The draft generally allows five-foot setbacks . Rogue River recommends a minimum ten-foot setback in incorporated cities and their UGBs, or at least clear authority for cities to retain locally adopted setbacks of ten feet or greater when reasonably related to wildfire protection, emergency access, topography, evacuation, utilities, defensible space, or other public-safety concerns. The rules should also exclude safety-related setbacks from the proposed ten-percent numerical variation. Fire-safety, emergency-access, defensible-space, and utility-related separation should not be automatically reduced through a streamlined tolerance provision. 2. Wildland-Urban Interface Map Proposed OAR 660-047-0010(8)(g)(C) excludes certain natural-hazard areas, including wildfire-risk areas, when identified in a comprehensive plan or locally adopted ordinance or resolution. The rule should also expressly recognize the official statewide Wildland-Urban Interface map. Small cities may not have recently incorporated every statewide hazard dataset into local plans, but statewide WUI information should not be ignored. Rogue River recommends that lots or parcels identified within the wildland-urban interface on the official statewide WUI map developed by Oregon State University and published by the State of Oregon be excluded from Oregon Homes Lot eligibility, regardless of whether the city has separately incorporated the map into its comprehensive plan, code, ordinance, or resolution. 3. Infrastructure Authority Oregon Homes Developments may include multiunit dwellings of up to eleven units. Projects of that size can create meaningful impacts on streets, sidewalks, water, sewer, stormwater, fire flow, parking, and emergency access. The rules should clearly preserve local authority to require proportionate public improvements necessary to serve the development. This clarification is especially important for legacy subdivisions and unimproved parcels that may have been lawfully created before modern infrastructure standards. Eligibility as an Oregon Homes Lot should not establish that adequate public facilities already exist or require existing utility customers or taxpayers to finance development-specific improvements. Required improvements should have an essential nexus to, and be roughly proportional to, the impacts of the proposed development. Cities should be able to require needed facilities before occupancy or utility connection, or secure them through an enforceable improvement or financing agreement where authorized by law. Conclusion 4. Address Legacy Subdivisions and Unimproved Parcels Rogue River supports additional housing, but housing production and public safety must advance together. The City respectfully asks the Commission to: require or preserve authority for ten-foot safety setbacks in incorporated cities; prevent the ten-percent variation from reducing safety-related setbacks; expressly exclude official statewide WUI-mapped properties from Oregon Homes Lot

eligibility; preserve local authority to require proportionate infrastructure improvements; and clarify that legacy subdivision lots may still require modern public facilities before development proceeds. Thank you for considering the concerns of small communities working to support housing while protecting residents.