



Planning Commission Meeting Agenda

ASHLAND PLANNING COMMISSION

REGULAR MEETING AGENDA

Tuesday, February 11, 2025

Note: Anyone wishing to speak at any Planning Commission meeting is encouraged to do so. If you wish to speak, please rise and, after you have been recognized by the Chair, give your name and complete address for the record. You will then be allowed to speak. Please note the public testimony may be limited by the Chair.

I. CALL TO ORDER

7:00 p.m., Civic Center Council Chambers, 1175 E. Main Street

II. ANNOUNCEMENTS

1. Staff Announcements
2. Advisory Committee Liaison Reports

III. CONSENT AGENDA

1. Approval of Minutes
 - a. January 14, 2025 Regular Meeting

IV. PUBLIC FORUM

Note: To speak to an agenda item in person you must fill out a speaker request form at the meeting and will then be recognized by the Chair to provide your public testimony. Written testimony can be submitted in advance or in person at the meeting. If you wish to discuss an agenda item electronically, please contact PC-public-testimony@ashland.or.us by February 11, 2025 to register to participate via Zoom. If you are interested in watching the meeting via Zoom, please utilize the following link: <https://zoom.us/j/95600353277>

V. UNFINISHED BUSINESS

Approval of Findings for PA-T1-2024-00254, Sutton Place TL 1600, The Oaks of Ashland Subdivision

VI. TYPE II PUBLIC HEARINGS - CONTINUED

- A. Settlement of the Record
- B. Deliberations

PLANNING ACTION: PA-T1-2024-00255

SUBJECT PROPERTY: 110 Terrace St.

OWNER: Shirley D Patton Trust

APPLICANT: Rogue Planning & Development

DESCRIPTION: This is a request for a formal interpretation of the Ashland Land Use Ordinance as it applies to how a Peer Respite Home (as defined at ORS 430.626) are regulated. The interpretation requests that the proposed Peer Respite Home in the existing residence at 110 Terrace Street be classified as a similar use to types of Group Living that are permitted in all residential zones, and that such interpretation would provide a reasonable accommodation consistent with the Fair Housing Act and Americans with Disability Act.

COMPREHENSIVE PLAN DESIGNATION: Single-Family; **ZONING:** RR-.5; **MAP:** 39-1E-09-BC; **TAX LOT:** 8000

VII. TYPE III PUBLIC HEARINGS





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PLANNING ACTION: PA-T3-2024-00010

SUBJECT PROPERTY: 300 Clay St.

OWNER: Bentella LLC

APPLICANT: Rogue Development

DESCRIPTION: A request for annexation and zone change for a 4.8-acre property, along with adjacent Right-of-Way (ROW), for the property located at 300 Clay Street. The application also includes a request for a 25-lot (37 dwelling unit) Outline Plan Approval for a Performance Standards Option (PSO) Subdivision, as well as a limited activities WRPZ permit. **COMPREHENSIVE PLAN DESIGNATION:** Suburban Residential;

ZONING: County RR-5 (R-1-3.5 requested); **MAP:** 39-1E-11-CB Tax Lot 1100; **TAX LOT:** 1100

VIII. OTHER BUSINESS

Ashland Modified Flood Zone along Hamilton Creek

IX. OPEN DISCUSSION

X. ADJOURNMENT

Next Meeting Date: February 25, 2025

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please email planning@ashlandoregon.gov. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1).