



Planning Commission Meeting Agenda

ASHLAND PLANNING COMMISSION

SPECIAL MEETING

Tuesday, April 29, 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. 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 April 29, 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/95237419941>

IV. TYPE III PUBLIC HEARINGS

PLANNING ACTION: PA-T3-2024-00013

APPLICANT: City of Ashland

DESCRIPTION: Ashland's Planning Commission and City Council will conduct public hearings to consider legislation updating the city's zoning map and associated land use regulations to designate Climate Friendly Area (CFA) overlay zones as required under the state's Climate Friendly & Equitable Community (CFEC) rules. In areas designated as CFAs, cities must allow multifamily residential (with ground-floor mixed use) and townhome development as well as commercial, office and civic uses with maximum building heights of at least 50 feet. A minimum density of at least 15 dwelling units per acre (du/ac) is required for single-use residential developments, and there can be no maximum density cap. In addition, companion changes to the Downtown (C-1-D) zoning district will be considered to permit multi-family dwellings outright, without a mixeduse requirement, at a minimum density of 30 du/ac; to increase the maximum allowed building height from 40 feet to 50 feet, with the option to increase to 60 feet as a Conditional Use; and to remove maximum density limits, without formally designating the Downtown (C-1-D) district as a CFA.

V. OPEN DISCUSSION

VI. ADJOURNMENT

Next Meeting Date: May 13, 2025

If you need special assistance to participate in this meeting, please contact Derek Severson at planning@ashlandoregon.gov or 541.488.5305 (TTY phone number 1.800.735.2900). Notification at least three business days before the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting in compliance with the Americans with Disabilities Act.

