



Planning Commission Minutes

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.

April 29, 2025 SPECIAL MEETING Minutes

I. **CALL TO ORDER:**

Chair Verner called the meeting to order at 7:00 p.m. at the Civic Center Council Chambers, 1175 E. Main Street. Commissioner Perkinson attended the meeting via Zoom.

Commissioners Present:

Lisa Verner
Eric Herron
Gregory Perkinson
Russell Phillips
Susan MacCracken Jain
Kerry KenCairn
John Maher

Staff Present:

Brandon Goldman, Community Development Director
Derek Severson, Planning Manager
Michael Sullivan, Executive Assistant

Absent Members:

Council Liaison:

II. **ANNOUNCEMENTS**

1. Staff Announcements:

Community Development Director Brandon Goldman made the following announcement:

- The Commission will review an annexation proposal and site development for 1511 Highway 99 North at its May 13, 2025 meeting.

2. Advisory Committee Liaison Reports – None

III. **PUBLIC FORUM** – None

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





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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 mixed-use 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.

Consultant Presentation

Elizabeth Decker of JET Planning provided a brief presentation on the proposed CFA map and code changes recommended by the Consultants and those required by the state (see attachment 1). These updates consisted of the following:

MAP UPDATES

- Amend Zoning Map:
 - o Maintain existing base zones
 - o Add new Climate Friendly (CF) Overlay for both CFAs
 - o Remove Residential (R) Overlay in Railroad Property
 - o Limit extent of Pedestrian Place overlay
 - o Remove existing Transit Triangle (TT) Overlay
- Amend Site Design Zones Map:
 - o Expand Detail Site Review Overlay to full extent of both CFAs

CODE UPDATES

- Add new Climate Friendly (CF) Overlay chapter
- Remove Transit Triangle (TT) chapter
- Related updates throughout

ADDITIONAL CODE UPDATES

- Lift Maximum density in E-1, C-1, and C-1-D Zones
- Increase allowed heights and allow multifamily residential downtown

The Commission discussed various aspects of the code and map updates, including walkability, building height, and the historic nature of the downtown area.

The Public Hearing and Public Record were closed at 7:40 p.m.



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Decision

Commissioners Phillips/KenCairn m/s that the Commission recommend that the City Council adopt the ordinance amendments as proposed, including the following actions to implement Climate Friendly Areas within the City of Ashland:

- Amend the Land Use Ordinance to establish a new Climate Friendly (CF) Overlay chapter and repeal the existing Transit Triangle Overlay (AMC 18.3.14, new and repealed)
- Adopt additional code amendments for consistency and clarity within AMC Title 18, including updates to chapters 18.2.1, 18.2.2, 18.2.3 and 18.2.6, to align with CFA regulations, ensure implementation of applicable development standards and expand development standards in the C-1, E-1 and C-1-D areas including downtown
- Amend the Site Design Zones Map to align the Detailed Site Design Review boundary with the Climate Friendly Area boundaries (AMC 18.4.2)
- Amend the Zoning Map to apply the Climate Friendly Overlay and amend the Residential Overlay

Roll Call Vote: All AYES. Motion passed 7-0.

V. OPEN DISCUSSION – None

VI. ADJOURNMENT

Meeting adjourned at 7:52 p.m.

*Submitted by,
Michael Sullivan, Executive Assistant*

CLIMATE FRIENDLY AREA PROPOSED MAP & CODE UPDATES



CITY OF ASHLAND PLANNING COMMISSION
APRIL 29, 2025

3J CONSULTING
CIVIL ENGINEERING | WATER RESOURCES | COMMUNITY PLANNING



PROJECT INTRO

- Purpose: Designate Climate Friendly Areas (CFAs) that support vibrant, walkable mixed-use neighborhoods
- Update zoning maps and code to implement
- Part of broader Climate Friendly & Equitable Communities (CFEC) program

Project development & public engagement:

- March 2024 to March 2025

Work sessions:

- Planning Commission 2/25/25
- City Council 3/17/25

Adoption hearings:

- Planning Commission 4/29/25
- City Council 5/6/25, 6/3/25

IMPLEMENTATION COMPONENTS

MAP UPDATES

- Amend Zoning Map:
 - Maintain existing base zones
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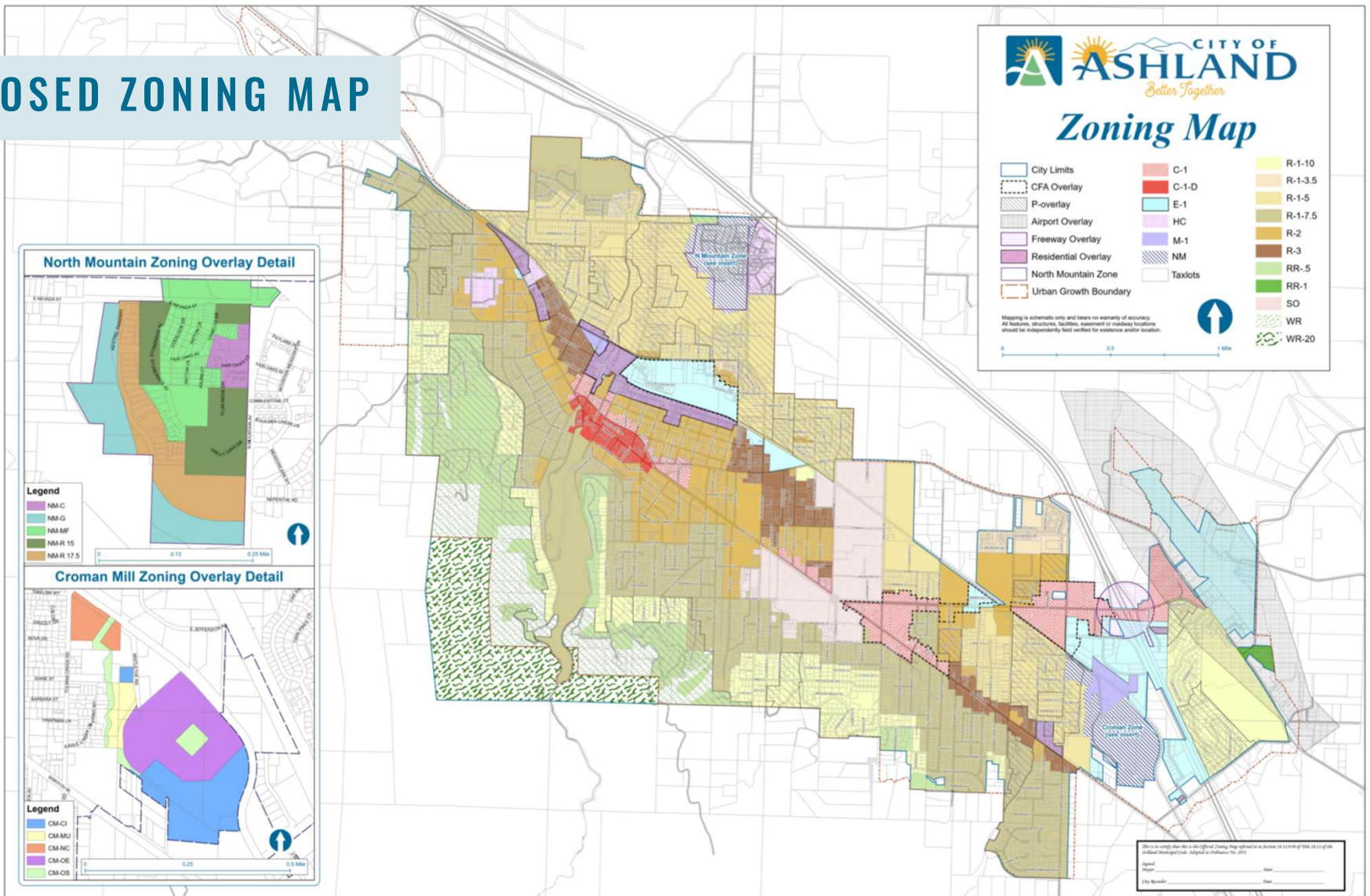
CODE UPDATES

- Add new Climate Friendly (CF) Overlay chapter
- Remove Transit Triangle (TT) chapter
- Related updates throughout

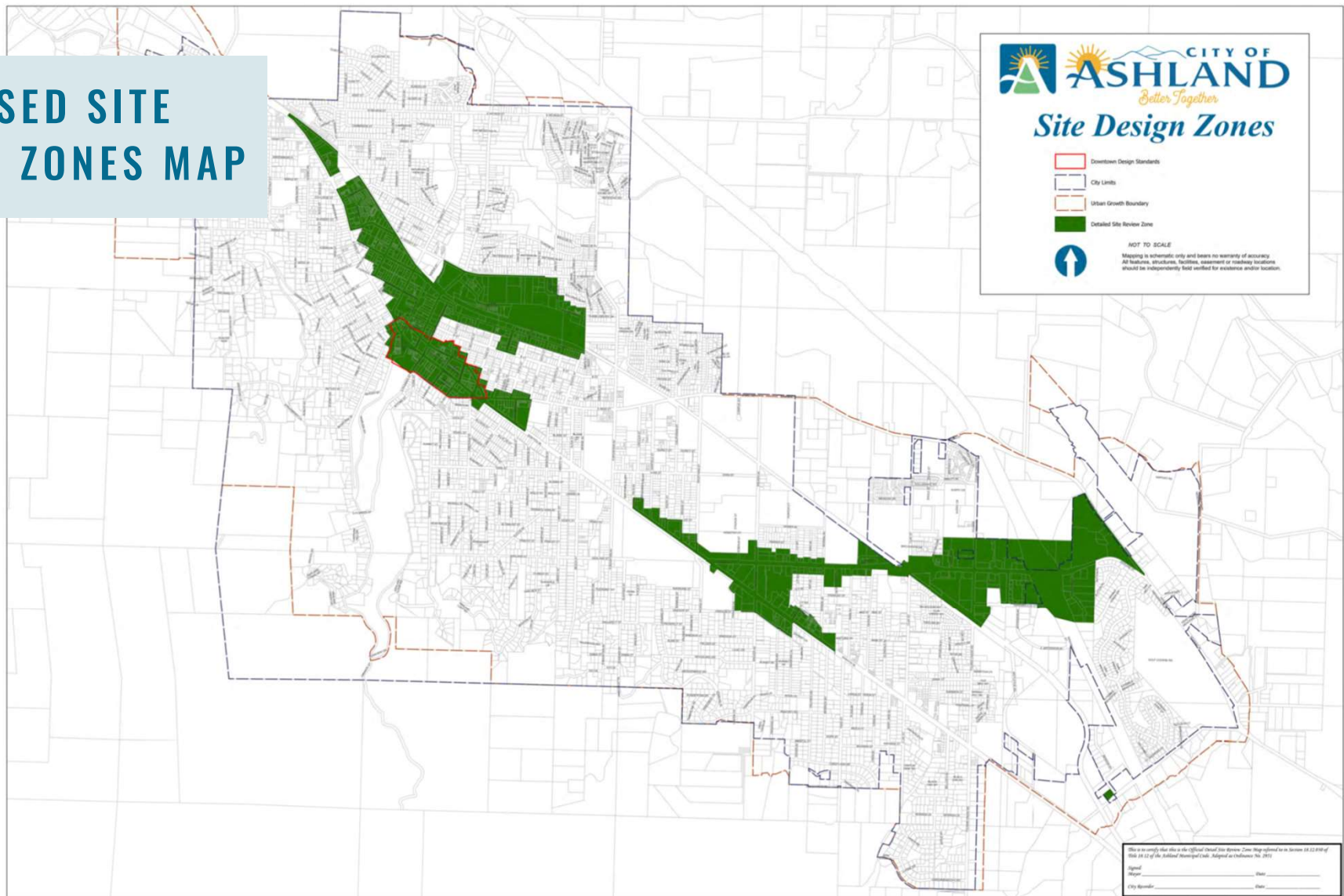
ADDITIONAL CODE UPDATES

- Lift maximum density in E-1, C-1, C-1-D
- Increase allowed heights and allow multifamily residential downtown

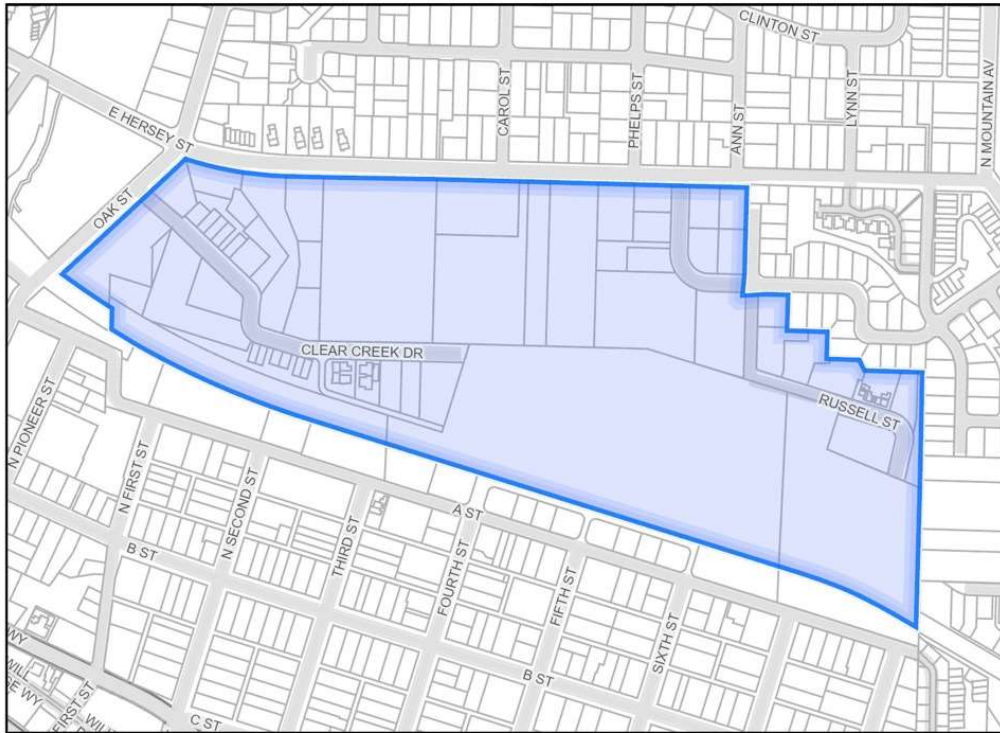
PROPOSED ZONING MAP



PROPOSED SITE DESIGN ZONES MAP



RAILROAD PROPERTY CFA



Maintain Employment (E-1)
Remove Residential (R) Overlay
Add Climate Friendly (CF) Overlay
Expand Detail Site Review Overlay

TRANSIT TRIANGLE CFA

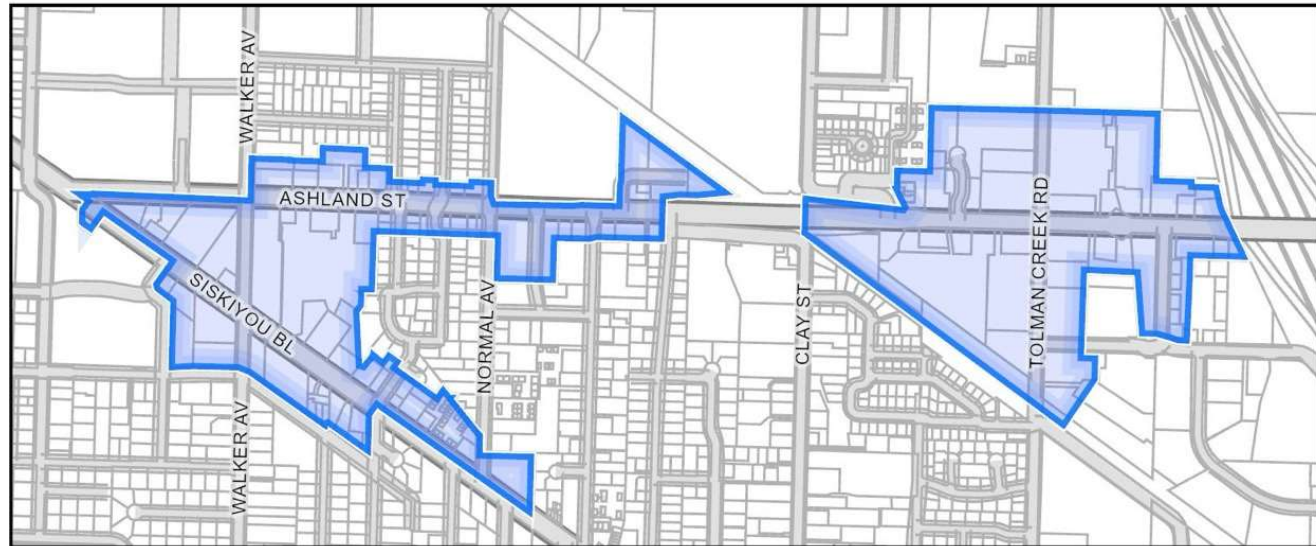
Maintain Commercial (C-1), Employment (E-1), Residential (R-2)

Remove Pedestrian Place Overlay at two nodes

Remove Transit Triangle (TT) Overlay*

Add Climate Friendly (CF) Overlay

Expand Detail Site Review Overlay



*Also remove TT Overlay from surrounding R-2, R-3 areas; revert to base zoning

CF OVERLAY KEY FEATURES

USES

- Allow attached single-family dwellings, maintain access standards
- Allow multifamily dwellings as mixed-use (except affordable housing, commercial-ready)
- Allow retail, restaurants, office
- Maintain drive-ups, auto-oriented uses w/existing limitations
- Maintain employment uses, address off-site impacts as needed
- Allow schools, parks, child care, government offices
- Limit storage uses

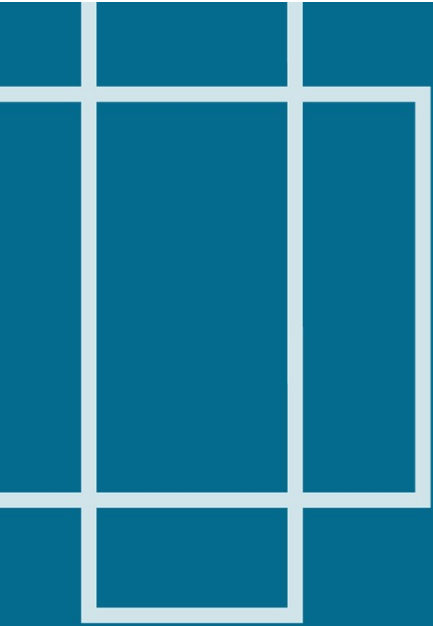
DIMENSIONS

- New minimum density:
 - 15 du/ac in R-2
 - 20 du/ac in E-1
 - 25 du/ac in C-1
- No maximum density
- Minimum 0.5 FAR
- No setbacks, apply solar setbacks to buildings within 100 ft of residential zone
- 10-ft step-backs for upper stories abutting residential
- Increase max height to 50 ft, 60 ft for affordable housing
- Max block length of 350 ft

Apply Detail
Site Design
Review
standards
Additional
CFEC walkable
design
standards tbd

CODE UPDATES BEYOND THE CFAs

- **Remove maximum density in C-1 and E-1 zones citywide**
 - Will apply to mixed-use development permitted in C-1, portions of E-1 with Residential Overlay (eliminate 30 du/ac, 15 du/ac current maximums)
- **Expand downtown (C-1-D) development standards for similar CFA-scale development**
 - Permit multifamily dwellings outright without mixed use requirement, at 30 du/ac minimum density, commercial-ready ground-floor construction
 - Increase max height from 40 ft to 50 ft outright, with option to increase to 60 ft (currently 55 ft) as conditional use
 - Remove maximum density (eliminate 60 du/ac current maximum)
 - *Would facilitate future conversion to CFA if advantageous*



PUBLIC HEARING & DELIBERATIONS

RECOMMENDED MOTION

I move that the Planning Commission recommend the City Council adopt the ordinance amendments as proposed [or as amended], including the following actions to implement Climate Friendly Areas within the City of Ashland:

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