



General Meeting Agenda

ASHLAND GENERAL
REGULAR MEETING AGENDA
Friday, November 21, 2025
51 Winbrun Way, Siskiyou Room

[Zoom Link](#)

I. CALL TO ORDER

II. Approval of Minutes

1. 2200 Ashland St Ad Hoc 10.17.2025 Minutes

III. Public Forum

IV. New Business

1. Zoning Ordinance, Land Use and Development Standards for the 2200 Ashland Street Site
2. Working Groups Report Out- Site Planning SubCommittee
3. Working Groups Report Out- Services/ Accountability Subcommittee
4. Dissolution of Working Groups

V. ADJOURNMENT

If you need special assistance to participate in this meeting, please contact Kerrick Gooden at citymanagersoffice@ashlandoregon.gov or 541.488.6002 (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.



2200 Ashland St Ad Hoc Committee

Meeting Minutes

Friday, October 17, 2025

9:00 AM Meeting

Ad Hoc Committee Members Present: Committee Members Beers, Houk, McNeil, McMillan, Neisewander, Norton West, Wertheirser.

Ad Hoc Committee Members Absent: Meeds

Mayor and Council Present: Gina DuQuenne

Staff Present: Sabrina Cotta

I. Call to Order

Sabrina called the meeting to order at 9:00 a.m.

II. New Business

1. Introductions, Committee Member Role and Handbook Review

Ad hoc members introduced themselves, the Committee Charge was reviewed, and the Handbook was described as a resource for committee members as needed.

2. Chair & Vice Chair Selection

Haywood Norton self-nominated for chair. Jason Houk self-nominated for chair or vice chair. Cotta asked for a motion on the matter. Neisewander moved to nominate Haywood Norton as Chair and Jason Houk as Vice Chair. McMillan seconded the motion. Roll call vote: - Yes Beers, McNeil, McMillan, Neisewander, West, Wertheirser. Motion passed.

3. Previous Ad Hoc Work and 2200 Ashland Street Construction Update

Cotta gave an update on construction at 2200 Ashland Street site moving forward with a tentative completion date of late November. Showers, laundry and storage are all being addressed at the site. The Committee discussed the work of the previous ad hoc group and how it related to their charge moving forward. Concerns were raised about this work interfering with 2200 building usage for severe weather shelter and other possibilities. Cotta assured the group that the use of the building is moving forward while this group works

through their process per Council direction and the Committee's recommendations may influence future decisions regarding the property. The group requested more information regarding buildable acreage on the site and any restrictions on development. A tour of Rogue retreat was requested prior to the next meeting. A request for a tour of 2200 prior to the next meeting was requested. Cotta responded that if construction is complete a tour will be scheduled.

4. Work Group Development and Next Steps

The group developed two working groups. Site Planning working group includes McNeil, Wertheirser, West, Norton with Beers as alternate. Services and Accountability working group includes Wertheirser, McMillan, Neisewander, Houk with West as alternate. Working groups were tasked with determining when and where they are meeting and tasked with reporting out findings at the next meeting in November. McMillan stated he did not believe Rogue Retreat was a model that should be followed and stated he would send out alternate video resources to the group.

III. Adjournment

Wertheirser moved to adjourn. Motion was seconded by Houk. All ayes. Motion passed.

The meeting was adjourned at 9:58a.m.

2200 Ashland St. Ad Hoc

Nov 18, 2025

The following document was prepared to zoning information as it relates to land use regulations specific to the property at 2200 Ashland St.



1.2 Acres zoned E-1, Climate Friendly Area (CFA) designation

Two large areas available for potential redevelopment. To the west of the building and parking area a triangle area of 0.24 acres is available and to the south of the parking area another area which is 0.29 acres.

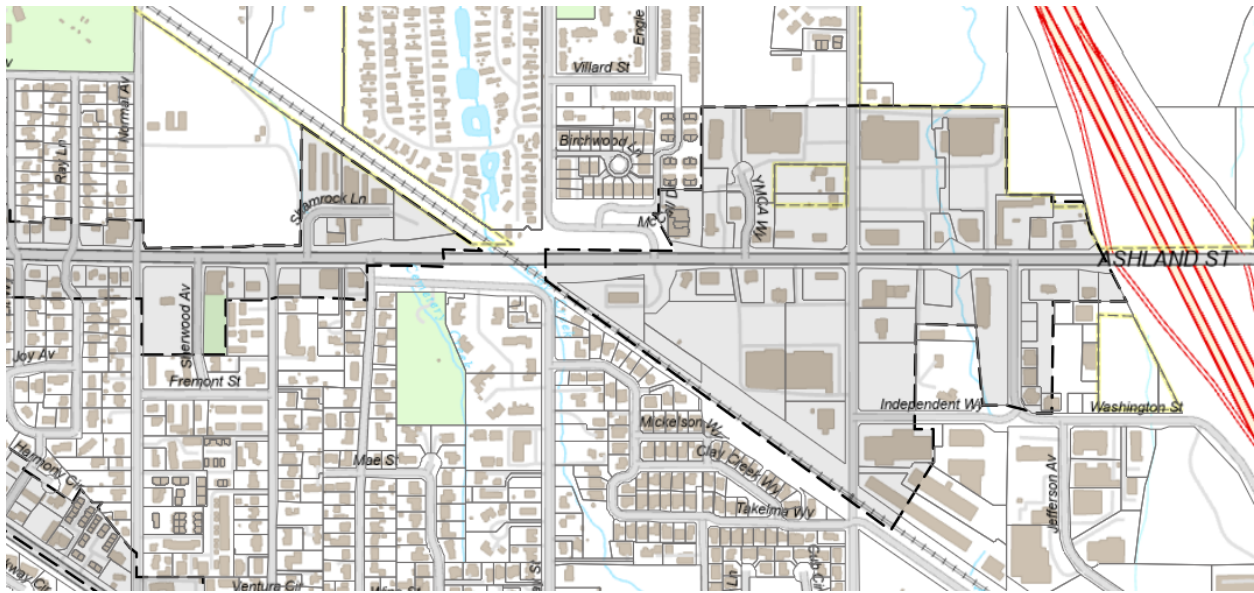
Due to recent changes in state law affordable housing and transitional housing are allowed outright.

- Minimum Residential density = 20 dwellings per acre (Redevelopment within existing buildings that adds residential units, but does not add new units outside the existing building, are exempt)
- Minimum Floor to Area Ratio = 0.5.
- There is no minimum area, width or depth for a lot. Nor is there a maximum lot coverage, provided the minimum landscape area is provided.
- There is no minimum front, side, or rear yard required
- 50' height / four stories allowed outright. Multifamily and mixed-use dwellings meeting affordable housing standards are eligible for bonus height to 60' / five stories.
- There are no parking requirements

COMMUNITY DEVELOPMENT DEPARTMENT

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Climate Friendly Area (CFA)



COMMUNITY DEVELOPMENT DEPARTMENT

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Site Planning Subcommittee Meeting 1

Date: 10/30/2025

Time: 9:00am-10:30am

Chair: Kathy McNeill

Recorder: Noah Werthaiser

Attendees: Kathy McNeill; Noah Werthaiser; Paul West; Haywood Norton.

Observing Parties: Kristin Beers

Key takeaways

- The subcommittee's scope is the outdoor site and overall property use, not the interior programming of the new building. Members still want clarity on exact boundaries of scope from the City.
- The group aligned on an ideation possible approach that separates near term uses from longer term development, with an emphasis on what can be done during the multi-year period before any permanent build.
- Strong interest in programmatic uses that function as an on-ramp back into housing and employment, not only external referral services. Examples included transitional housing, bridge beds, medical respite, and family-focused supports.
- Early population focus candidates emerged: seniors and individuals with disabilities, and families with minor children. Final prioritization has not been discussed.
- There is broad agreement to obtain a technical briefing from Planning, Public Works, and Fire to understand what is actually developable on the two triangular pads, required setbacks, utilities, fire access, parking implications, and any City reserved uses for emergencies.

Brainstormed ideas

Programmatic concepts

- On-ramp program housed at or anchored by the current building, with outdoor components phased in.

- Bridge bed program for people exiting hospitals, jail, or other institutions who have a defined destination and case plan.
- Medical respite for short-term recovery needs that cannot be met in congregate or “not-meant-for-habitation” settings.
- Non-congregate shelter units and transitional housing.
- Efficiency apartments in a compact footprint as a permanent solution, potentially separated by north and south pads and stacked vertically.

Near term site uses

- Pallet shelters or other temporary cabins during planning and pre-construction years.
- Temporary (time constrained) Night Lawn overflow or managed outdoor sleeping area if permitted.
- Safe parking stalls for people living in vehicles, with screening, lighting, and management.
- Temporary (time constrained) shower trailer placement and possibly laundry services if building fixtures are insufficient.

Basic dignity and daily-living supports

- Durable, easily cleaned 24-hour restroom building similar to park comfort stations.
- Charging access for phones and small devices integrated with the restroom structure.
- Lockers or secure storage.
- Covered outdoor seating and small picnic area, with trash receptacles and cigarette disposal if smoking outdoors is permitted.
- Bike parking under cover and a small dog run.
- Small public park framing, potentially with a community garden to draw mixed community use and to pair with restroom facilities.

Food and community

- Community kitchen or at minimum a designated food distribution point with predictable hours.

- Dining and visiting area, possibly outdoors for the warmer months.
- Better coordination with existing food providers and church programs.

Population focus concepts to test

- Families in crisis and single mothers with children.
- Seniors and individuals with disabilities.
- People currently homeless regardless of status, with attention to management and safety if mixed.

Site and operations considerations

- Clarify whether City intends to reserve areas for emergency management storage, distribution, or other municipal functions.
- Evaluate parking supply, since the site lacks direct street access and street parking is not allowed.

Pending questions

- What exactly is the subcommittee's authority on interior uses versus exterior site planning, and where does it intersect with the Rules and Bill of Rights subcommittee?
- What portions of the two triangular pads are actually buildable given setbacks, property lines, easements, utility requirements, and fire access?
- What are the minimum and optimal utility improvements required for temporary cabins, safe parking, showers, and future permanent housing?
- Does the City plan to reserve any part of the site for emergency operations or storage, and if so, how much area and with what specifications?
- Parking math and allocation. How many parking spots are needed by the building and what, if any, remain for site uses such as safe parking or service access?
- Status and outcomes of prior pallet shelter pilots in Ashland and lessons for this site.
- Current availability and performance of safe parking programs in Ashland and whether there is unmet demand near this location.

Populations discussed for prioritization

- Seniors and individuals with disabilities, noted locally as a major segment and consistent with national trends.
- Families with minor children, including transitional support for rapid stabilization back into permanent housing.
- People currently homeless regardless of behavioral health status, with recognition that mixing populations may require careful design and policy.

References and learning resources to collect

- Haven for Hope (San Antonio) as a campus model with on-site partner services. (Noah would like to mention that this model requires incredible funding and political and community collaboration, and the scale is not what he was referencing – just the idea of having on-site collaboration between service providers, rather than “refer out” method.” Links provided below.
 - <https://www.youtube.com/watch?v=fkwl3deHdN8&list=PLeDjzMihORr3PlWzcUoeMPqAuQaWUW71V>
 - https://www.youtube.com/watch?v=I54OI2Uyk_Y
 - <https://www.youtube.com/watch?v=cxOoC6Rxn6U>
- Joy Housing in Medford as a senior housing example. Group to gather more information.

Decisions and agreements

- Chair: Kathy McNeill accepted the chair role for the subcommittee.
- Notes and recording: Noah will record and share meeting notes. The group consented to recording for accuracy.
- Process: Continue broad ideation now, then narrow options after technical briefings and site visit learnings.

- Possible Phasing: Treat the project in possible phases. Pursue interim solutions during the planning and construction runway for any permanent build.

Action items

- Kathy to email Sabrina to request a technical briefing that includes Planning, Public Works, and Fire. Preference to include Brandon Goldman from Planning if possible.
- Kathy to propose times for the next meeting based on staff availability. Nov. 7th is preference. The group can meet outside the 9 to 10:30 window if needed.
- Noah to circulate draft notes to the subcommittee for review, then route to the full committee through Sabrina after a short objection window.
- Interested members to attend the Rogue Retreat tour on November 6 and report back.

Next meeting and steps

- Target: A meeting as soon as feasible after the Rogue Retreat tour on Thursday, November 6. The group discussed Friday, November 7 as a possibility, subject to staff availability.
- Content: Briefing with Planning, Public Works, and Fire to define the developable area, code constraints, utility requirements, access and circulation, and any City reserved uses. If possible, record the session so absent members can review.
- Preparation: Members to continue listing near term ideas and permanent concepts, organized by target population, operational model, and footprint. Bring clarifying questions that depend on technical constraints so they can be answered in one briefing.