



Planning Commission Meeting Agenda

ASHLAND PLANNING COMMISSION

REGULAR MEETING AGENDA

Tuesday, December 9, 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

Approval of Minutes

1. September 23, 2025 Study Session
2. October 14, 2025 Regular Meeting
3. October 28, 2025 Special 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 10:00 a.m. on December 9, 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/99187031787>

V. TYPE II PUBLIC HEARINGS

A. PLANNING ACTION: PA-T2-2025-00061

SUBJECT PROPERTY: 44 Scenic Drive & 0* Scenic Drive TL 7302

APPLICANT: Rogue Planning and Development

OWNER: Stanley Family Trust & Suncrest Homes

DESCRIPTION: A request for concurrent Outline and Final Plan approval for a Performance Standards Option (PSO) subdivision. The subdivision includes two parent parcels which are tax lots 5701 & 7302 of assessor's map 39-1E-08-AD. These are proposed to be subdivided into five new lots, one of which will retain the existing house at 44 Scenic, and four lots for new residential construction. The application also includes a Physical and Environmental constraints review for the proposed private drive to serve lots three, four and five. Additionally, a request to remove eleven trees, seven of which are significant trees, and a request for an exception to street standards to not install standard street improvements due to the existing sidewalk that was previously improved through an LID in the early 2000s. **COMPREHENSIVE PLAN DESIGNATION:** Single-Family Residential; **ZONING:** R-1-7.5; **MAP:** 39-1E-08-AD; **TAX LOT:** 5701 & 7302



Planning Commission Meeting Agenda

- B. PLANNING ACTION:** PA-T2-2025-00062
SUBJECT PROPERTY: 2262 & 2270 Ashland Street
APPLICANT: Dan Horton Architecture
OWNER: Reed Commercial Investment Properties LLC
DESCRIPTION: A request for Site Design Review approval to redevelop the property at 2262 Ashland St. The proposal is for two commercial two-story buildings. The application includes a request for phased redevelopment, where first the office building will be removed and replaced, followed by the removal of the restaurant and the construction of the second building. Additionally, tax lot 1600 has been approved for a Property Line Adjustment (see: PA-A-2025-00379) increasing its size from 0.38 acres to 0.82 acres. **COMPREHENSIVE PLAN DESIGNATION:** Commercial;
ZONING: C-1; **MAP:** 39-1E-14-BA; **TAX LOT:** 1600.

VI. OPEN DISCUSSION

VII. ADJOURNMENT

Next Meeting Date: End-of-Year Appreciation Event, December 15, 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.