



HPAC Committee Agenda

Note: Anyone wishing to speak at any HPAC 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. **Times noted for each item are approximate...**

January 7, 2026

AGENDA

(4:00) CALL TO ORDER: The meeting will be held in person and via Zoom at:
<https://zoom.us/j/96529201494?pwd=zn3bb9zEfMWNYqcWlrcmLaioBlM8yk.1> [Meeting ID: 965 2920 1494/Passcode: 345918]

READING OF LAND ACKNOWLEDGEMENT

"We acknowledge and honor the aboriginal people on whose ancestral homelands we live, — the Ikirakutsum Band of the Shasta Nation, including the original past indigenous inhabitants, as well as the diverse Native communities who make their home here today. We also recognize and acknowledge the Shasta village of K'wakhakha — "Where the Crow lights"—that is now the Ashland City Plaza."

I. (4:05) APPROVAL OF AGENDA

II. (4:10) APPROVAL OF MINUTES

Minutes of December 3, 2025

III. (4:15) PUBLIC FORUM

IV. (4:30) LIASON REPORTS

Council Liaison - Jeff Dahle

Staff Liaison - Derek Severson

V. (4:45) DISCUSSION ITEMS

A. 2026 WorkPlan

i. Siskiyou Boulevard item

B. Advance Planning for Preservation Week (or Month!!!) 2026 (Katy Repp & Peter Finkle(?))

Preservation Month 2026 celebrates America's 250th anniversary with an "All People Are Created Equal" theme

C. Review Board Assignments -January 2026 and February 2026

VI. (5:00) LAND USE ITEMS

PLANNING ACTION: PA-T2-2025-00065

SUBJECT PROPERTY: 431 North Main Street

APPLICANT: Rogue Planning and Development

OWNER: Rogue Holdings LLC





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DESCRIPTION: A request for concurrent Outline and Final Plan approval for a Performance Standards Option (PSO) subdivision. The parent parcel at 431 N Main Street is proposed to be subdivided into four new lots, each with a single-family dwelling. The existing structure is proposed for demolition. The application also includes a request for four Conditional Use Permits to exceed the Maximum Permitted Floor Area (MPFA) in a Historic District on each new home, a request to remove a significant tree 33" DBH in size (*Ailanthus altissima*, Tree of Heaven) and a request for an exception to street standards to not install standard street improvements due to the existing sidewalk and site constraints.

COMPREHENSIVE PLAN DESIGNATION: Multi-Family Residential; **ZONING:** R-2; **MAP:** 39-1E-05-DA; **TAX LOT:** 7300

VII. (5:30) ADJOURNMENT