



# Planning Commission Meeting Agenda

## ASHLAND PLANNING COMMISSION

### REGULAR MEETING AGENDA

Tuesday, January 13, 2026

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**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. December 9, 2025 Regular 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](mailto:PC-public-testimony@ashland.or.us) by 10:00 a.m. on January 13, 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/97081016298>

#### V. UNFINISHED BUSINESS

Approval of Findings for PA-T2-2025-00061, 44 Scenic Drive & 0\* Scenic Drive TL 7302

#### VI. TYPE II PUBLIC HEARINGS - CONTINUED

##### A. 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.

#### VII. TYPE II PUBLIC HEARINGS

##### B. PLANNING ACTION: PA-T2-2025-00065

**SUBJECT PROPERTY:** 431 N Main Street

**APPLICANT:** Rogue Planning and Development

**OWNER:** Rogue Holdings LLC

**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



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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

## VIII. OPEN DISCUSSION

## IX. ADJOURNMENT

**Next Meeting Date:** January 27, 2026

*If you need special assistance to participate in this meeting, please contact Derek Severson at [planning@ashlandoregon.gov](mailto: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.*