

Ashland Planning Commission Meetings 2026

	January	
Tuesday, 7:00 p.m.	13	Regular Meeting
Tuesday, 7:00 p.m.	27	Joint Study Session
		PC, HHSAC & CC re: MHPZ ORD
	February	
Tuesday, 7:00 p.m.	10	Regular Meeting
Tuesday, 7:00 p.m.	24	Study Session
	March	
Tuesday, 7:00 p.m.	10	Regular Meeting
Tuesday, 7:00 p.m.	24	Study Session
	April	
Tuesday, 7:00 p.m.	14	Regular Meeting
Tuesday, 7:00 p.m.	28	Study Session
	May	
Tuesday, 7:00 p.m.	12	Regular Meeting
Tuesday, 7:00 p.m.	26	Study Session
	June	
Tuesday, 7:00 p.m.	9	Regular Meeting
Tuesday, 7:00 p.m.	23	Study Session
	July	
Tuesday, 7:00 p.m.	14	Regular Meeting
Tuesday, 7:00 p.m.	28	Study Session
	August	
Tuesday, 7:00 p.m.	11	Regular Meeting
Tuesday, 7:00 p.m.	25	Study Session
	September	
Tuesday, 7:00 p.m.	8	Regular Meeting
Tuesday, 7:00 p.m.	22	Study Session
	October	
Tuesday, 7:00 p.m.	13	Regular Meeting
Tuesday, 7:00 p.m.	27	Study Session
	November	
Tuesday, 7:00 p.m.	10	Regular Meeting
Tuesday, 7:00 p.m.	TBD	Study Session
	December	
Tuesday, 7:00 p.m.	8	Regular Meeting
Tuesday, 7:00 p.m.	TBD	Study Session



Planning Commission Meeting Agenda

ASHLAND PLANNING COMMISSION

REGULAR MEETING AGENDA

Tuesday, January 13, 2026

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 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





Planning Commission Meeting Agenda

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 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.





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.

December 9, 2025

REGULAR MEETING

***DRAFT* 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 Phillips attended the meeting via Zoom.

Commissioners Present:

Lisa Verner
Eric Herron
Susan MacCracken Jain
Russell Phillips
John Maher
Kerry KenCairn
Jay Lininger

Staff Present:

Brandon Goldman, Community Development Director
Derek Severson, Planning Supervisor
Aaron Anderson, Senior Planner
Michael Sullivan, Executive Assistant

Absent Members:

Council Liaison:

Jeff Dahle (absent)

II. ANNOUNCEMENTS

1. Staff Announcements:

Community Development Director Brandon Goldman made the following announcements:

- The City's Commission & Committee Appreciation event will be held on December 15, 2025.
- A joint Study Session with the City Council and Housing and Human Services Committee will be held on January 27, 2026, at 7:00 PM regarding the proposed Manufactured Home Park Zone.
- Townmakers, LLC will host a community event on December 10, 2025, regarding their proposed Croman Mill Site development. Mr. Goldman clarified that it is not a City event or Public Hearing.

2. Advisory Committee Liaison Reports – None

III. CONSENT AGENDA

Approval of Minutes

1. September 23, 2025 Study Session Minutes





Planning Commission Minutes

2. October 14, 2025 Regular Meeting Minutes
3. October 28, 2025 Special Meeting Minutes

Commissioners Maher/KenCairn m/s to approve the consent agenda as presented. Voice Vote: All AYES. Motion Passed 7-0.

IV. PUBLIC FORUM – None

V. TYPE II PUBLIC HEARING

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

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

OWNER: Stanley Family Trust & Suncrest Homes

APPLICANT: Rogue Planning & Development Services, LLC

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

Ex Parte Contact

Commissioners Herron, Lininger, Maher, and Verner disclosed site visits, with other Commissioners stating that they were familiar with the property. No ex parte contact was disclosed.

Staff Presentation

Senior Planner Aaron Anderson outlined the application, which encompassed a request for outline and final approval for a Performance Standards Option (PSO) subdivision. The application involved dividing two tax lots into five, retaining an existing house at 44 Scenic Drive, and creating four new lots. The application also requested an Physical and Environmental Constraints review for a private drive for lots 3-5, a tree removal permit, and an exception to street standards. Although outside the Performance Standards Overlay, the PSO is permitted here to protect environmental and neighborhood quality. Mr. Anderson highlighted the steep slopes (over 35%) the proposed driveway





would navigate, necessitating a shortened existing driveway at 40 and 44 Scenic for proper

Planning Commission Minutes

separation. He discussed the street standard exception, noting existing curb-tight sidewalks and railings, installed in the early 2000s, permit adjustments where topography restricts standard improvements. On tree removal, Mr. Anderson stated that the number initially set at 11 was reduced to 9, following the Tree Management Advisory Committee's input to preserve trees #1133 and #1167 (see attachment #1).

Mr. Anderson stated that the proposed Condition #2 from staff had been modified to the following:

~~Condition #2) All recommendations of the Ashland Tree Management Advisory Committee, where consistent with the applicable ordinances and standards and with final approval of the Staff Advisor, shall be conditions of approval unless otherwise modified herein.~~ **Tree #1133 shall be preserved and protected as proposed by the applicant. Tree #1167 shall also be preserved and protected by re-routing the electric utility trenching or using directional boring. If the removal of either of these trees is proposed to be removed at a later date, a Type 1 Tree Removal Permit shall be required. A revised Tree Protection Plan shall be provided prior to sitework incorporating the preservation and protection of Trees #1133 and #1167, and noting that driveway fill shall not be pushed into the critical root zones of the pines to be preserved near the driveway.**

Staff recommended that the application for Outline & Final Plan Subdivision to create five lots, Physical & Environmental Constraints Review Permit, Exception to the Street Design Standards and Tree Removal Permit be approved subject to the conditions recommended in the staff report and the modified Condition #2.

Applicant Presentation

Amy Gunter from Rogue Planning and Development Services presented for the applicant. She explained that the project, initially considered as two partition applications, was merged into a single PSO subdivision based on staff's recommendation. This approach would aid in preserving large pine trees and managing the property's existing slopes. The applicant confirmed that all lots would surpass minimum lot size requirements, conform to historic district floor area standards, and meet lot coverage rules while preserving natural areas. She stated the driveway on the steep slope would use fill instead of a cut, include retaining walls, and be under 100 feet long (see attachment #2).

Questions of the Applicant

Ms. Gunter explained the small building envelope for lot 2 is due to steep hillside conditions and tree preservation efforts. The intended use is a small cottage (600-800 sq. ft.) for a family member. Applicant Charlie Hamilton confirmed the owners are informed about these constraints and had reviewed different driveway layouts to best preserve trees and complement the slope.

The Public Hearing and Public Record was closed at 7:56 p.m.



Planning Commission Minutes

Deliberations and Decision

Commissioners discussed the tree preservation plan, the building envelope constraints, and solar access requirements. There was particular attention to the small building envelope for lot 2 and the solar setback requirements that could require a future variance.

Commissioners Herron/KenCairn m/s to approve the application as recommended by staff, including the revised condition 2 regarding tree preservation. Roll Call Vote: All AYES. Motion passed 7-0.

B. PLANNING ACTION: PA-T2-2025-00062

SUBJECT PROPERTY: 2262 & 2270 Ashland Street

OWNER: Reed Commercial Investment Properties LLC

APPLICANT: Dan Horton Architecture

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.

Ex Parte Contact

All Commissioners except for Commissioner MacCracken Jain conducted site visits. Not ex parte contact was disclosed.

Staff Presentation

Mr. Anderson presented the Site Design Review application for two 2-story commercial buildings at 2262 and 2270 Ashland Street. He noted that this marks the City's first Climate Friendly Areas (CFA) application, involving phased redevelopment: the office building will be removed and replaced first, followed by the restaurant's removal and second building's construction. The property will expand from 0.38 acres to 0.82 acres via a property line adjustment (see attachment #3).

Mr. Anderson noted that the application had been re-noticed to include a tree removal permit previously omitted, and that this item would be continued to the January 13, 2026 Planning Commission meeting to allow the public time to review the revised notice. He highlighted the existing foundation damage due to large sycamore trees. The buildings would have commercial uses on the ground floor and office suites with apartment amenities on the upper floor, allowing future conversion to residential per state law. Climate Friendly Area rules would have necessitated 21 apartments if residential units had been proposed initially.





Planning Commission Minutes

Applicant Presentation

Dan Horton, representing Reed Commercial Investment Properties LLC, briefly outlined the project. He noted that they had offset the buildings to provide visual interest and break up the façade. He explained that trees on the site were being removed based on the recommendation of the landscape architect/arborist, who had determined they were reaching the end of their life, were hazardous, and had damaged existing foundations. He stated that all removed trees would be replaced with new mitigation trees.

Public Comments

The following residents expressed their opposition to the project with regards to increased traffic and how the redevelopment would impact the existing Yuan Yuan's restaurant:

- Mary and Charles Dickinson
- Lisa Spencer (see attachment #4)
- Jonathan Griffin
- Erica Thompson

Applicant Rebuttal

Mr. Horton clarified that the proposed buildings could house various commercial uses including offices, retail, or restaurants. He stated that the property owner would likely offer the Yuan Yuan's restaurant an opportunity to occupy one of the new spaces. He also noted that a professional traffic analysis had been completed showing no significant problems.

Chair Verner announced that the Public Hearing would be continued to the Planning Commission's regular meeting on January 13, 2026, to allow proper noticing of the tree removal permit. The record would remain open for additional testimony until that meeting.

IV. OPEN DISCUSSION

The Commission and staff discussed how Commissioners could articulate their obligation to follow code requirements during deliberations even if they personally sympathized with public concerns. Staff outlined the State's noticing requirements, which only requires notification to property owners within 200 feet, not tenants.

V. ADJOURNMENT

Meeting adjourned at 8:44 p.m.

*Submitted by,
Michael Sullivan, Executive Assistant*

ATTENTION

**For attachments to Minutes, please use
the link below:**

<https://ashlandor.portal.civicclerk.com/event/1168/files/agenda/1967>

UNFINISHED BUSINESS

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

THE CITY OF ASHLAND
BEFORE THE PLANNING COMMISSION

JANUARY 13, 2025

IN THE MATTER OF PLANNING ACTION #PA-T2-2025-00061 A)
REQUEST FOR CONCURRENT OUTLINE AND FINAL PLAN)
APPROVAL FOR A PERFORMANCE STANDARDS OPTION (PSO))
SUBDIVISION AT 40-44 SCENIC DRIVE. THE APPLICATION ALSO)
INCLUDES A PHYSICAL AND ENVIRONMENTAL CONSTRAINTS)
REVIEW PERMIT TO CONSTRUCT THE PROPOSED PRIVATE DRIVE)
TO SERVE LOTS 3, 4 AND 5 ON HILLSIDE LANDS; A TREE REMOVAL)
PERMIT TO REMOVE TEN TREES, SEVEN OF WHICH ARE)
SIGNIFICANT TREES; AND AN EXCEPTION TO THE STREET DESIGN)
STANDARDS.)

**FINDINGS,
CONCLUSIONS,
AND ORDERS.**

OWNER CHARLIE HAMILTON)
APPLICANT: ROGUE DEVELOPMENT SERVICES)

RECITALS:

- 1) The subject properties are a vacant lot known as Tax Lot #7302 and a fully developed lot, known as Tax Lot #5701 and addressed as 40-44 Scenic Drive, of Assessor's Map 39 1E 08AD. Tax lot 5701 was surveyed in 1968 as CS #3769 and tax lot 7302 was created through a partition in 2023, recorded as survey number 23880, Partition Plat P-16-2023.
- 2) The properties are a vacant 0.91-acre parcel and a fully developed 0.36-acre parcel, totaling 1.27 acres. Both parcels are zoned R-1-7.5 (Single Family Residential). The minimum lot size in the R-1-7.5 zone is 7,500 square feet. Based on the size of the property (55,321.2 square feet) it could hypothetically subdivide into seven lots of the minimum size for the zone if not for other dimensional standards set out at Ashland Municipal Code (AMC) 18.2.5.030 which provides the 'Unified Standards for Residential Zones.'
- 3) Tax Lot #5701 is rectangular in shape with approximately 167 feet of street frontage; the vacant property of Tax Lot #7302 is irregularly shaped with approximately 65 feet of frontage. The property is approximately 211 feet in depth and is sloped at approximately 14 percent. There is a steep incline along the west property line with slopes exceeding 35 percent.
- 4) The width of Scenic Drive Right-of-Way (ROW) is 40 feet wide as shown on the 1892 Official Map of Ashland. The existing sidewalk is in the ROW, but with no additional room for the dedication of ROW for park rows due to the steeply sloped drop-off just beyond the existing sidewalk.
- 5) Both properties are located within the Skidmore Academy Historic District; the existing house on Tax Lot #5701 was constructed in the 1990's and is considered "Non-Historic/Non-

Contributing” in the Skidmore Academy Historic District survey document.

- 6) The applicant has requested to use the Performance Standards Option and provided application materials that assert that the proposed subdivision meets the standard at AMC 18.3.9.030.D2 which is discussed below. The purpose of the PSO chapter is set out at AMC 18.3.9.010 to “...allow an option for more flexible design than is permissible under the conventional zoning codes. The design should stress energy efficiency, architectural creativity, and innovation; use the natural features of the landscape to their greatest advantage; provide a quality of life equal to or greater than that provided in developments built under the standard zoning codes; be aesthetically pleasing; provide for more efficient land use; and reduce the impact of development on the natural environment and neighborhood.”
- 7) The subject property is not located within the PSO overlay; however, the code allows for the use of the PSO standards outside of the overlay in certain circumstances. In this case the application relies on the standard at AMC 18.3.9.030.D.2 which provides: “*That development under this chapter is necessary to protect the environment and the neighborhood from degradation which would occur from development to the maximum density allowed under subdivision standards, or would be equal in its aesthetic and environmental impact.*”
- 8) The request is for concurrent Outline and Final Plan approval for a five-lot PSO subdivision, including four new residential lots and one existing residential lot to be adjusted.
 - a. The application also includes a request for a Physical and Environmental Constraints Review Permit for development in steep slopes.
 - b. The application also includes a request for an Exception to the Street Design Standards to not install standard improvements due to the extant sidewalk and curb as well as the narrow non-standard right-of-way width.
 - c. The application also includes a request to remove ten trees, including seven significant non-hazard trees.
- 9) The applicant’s proposal is detailed in plans which are on file at the Department of Community Development and by their reference are incorporated herein as if set out in full.
- 10) The criteria of approval for Outline Plan are described in **AMC 18.3.9.040.A.3** as follows:
 - A. The development meets all applicable ordinance requirements of the city.
 - B. Adequate key city facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a city facility to operate beyond capacity.
 - C. The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the common open space, common areas, and unbuildable areas.

- D. The development of the land will not prevent adjacent land from being developed for the uses shown in the comprehensive plan.
- E. There are adequate provisions for the maintenance of common open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.
- F. The proposed density meets the base and bonus density standards established under this chapter.
- G. The development complies with the street standards.
- H. The proposed development meets the common open space standards established under section 18.4.4.070. Common open space requirements may be satisfied by public open space in accordance with section 18.4.4.070 if approved by the city of Ashland.

11) The criteria for approval for Final Plan are described in **AMC 18.3.9.040.B.5** as follows:

- a. The number of dwelling units vary no more than ten percent of those shown on the approved outline plan, but in no case shall the number of units exceed those permitted in the outline plan.
- b. The yard depths and distances between main buildings vary no more than ten percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this ordinance.
- c. The common open spaces vary no more than ten percent of that provided on the outline plan.
- d. The building size does not exceed the building size shown on the outline plan by more than ten percent.
- e. The building elevations and exterior materials are in conformance with the purpose and intent of this ordinance and the approved outline plan.
- f. That the additional standards which resulted in the awarding of bonus points in the outline plan approval have been included in the final plan with substantial detail to ensure that the performance level committed to in the outline plan will be achieved.
- g. The development complies with the street standards.
- h. Nothing in this section shall limit reduction in the number of dwelling units or increased open space; provided, that if this is done for one phase, the number of dwelling units shall not be transferred to another phase, nor the common open space reduced below that permitted in the outline plan.

12) The criteria for a Physical & Environmental Constraints Review Permit are described in **AMC 18.5.1.050** as follows:

- A. Through the application of the development standards of this chapter, the potential impacts to the property and nearby areas have been considered, and adverse impacts have been minimized.
- B. That the applicant has considered the potential hazards that the development may create and implemented measures to mitigate the potential hazards caused by the development.

C. That the applicant has taken all reasonable steps to reduce the adverse impact on the environment. Irreversible actions shall be considered more seriously than reversible actions. The Staff Advisor or Planning Commission shall consider the existing development of the surrounding area, and the maximum development permitted by this ordinance.

13) The criteria for approval for an Exception to Street Standards are described in **AMC 18.4.6.020.B** as follows:

B. Exceptions and Variances. Requests to depart from the requirements of this chapter are subject to chapter [18.5.5](#), Variances, except that deviations from section [18.4.6.040](#), Street Design Standards, are subject to subsection [B.1](#), Exception to the Street Design Standards, below.

1. Exception to the Street Design Standards. The approval authority may approve exceptions to the street design standards in section [18.4.6.040](#) if the circumstances in either subsection [B.1.a](#) or [b](#), below, are found to exist.

a. There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site or proposed use of the site; and the exception is the minimum necessary to alleviate the difficulty; and the exception is consistent with the purpose, intent, and background of the street design standards in subsection [18.4.6.040.A](#); and the exception will result in equal or superior transportation facilities and connectivity considering the following factors where applicable:

i. For transit facilities and related improvements, access, wait time, and ride experience.

ii. For bicycle facilities, feeling of safety, quality of experience (i.e., comfort level of bicycling along the roadway), and frequency of conflicts with vehicle cross traffic.

iii. For pedestrian facilities, feeling of safety, quality of experience (i.e., comfort level of walking along roadway), and ability to safely and efficiently cross roadway; or

b. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purposes, intent, and background of the street design standards in subsection [18.4.6.040.A](#).

14) The criteria of approval for removal of a Tree that is Not a Hazard are described in **AMC 18.5.7.040.B.2** as follows:

2. Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part [18.4](#) and Physical and Environmental Constraints in part 18.3.10.

b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.

c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.

d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.

e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section [18.5.7.050](#). Such mitigation requirements shall be a condition of approval of the permit.

15) The Planning Commission, following proper public notice, held a public hearing on December 9, 2025. Testimony was received, and exhibits were presented. The Planning Commission deliberated and approved the application subject to conditions of approval.

Now, therefore, the Planning Commission of the City of Ashland finds, concludes, and recommends as follows:

SECTION 1. EXHIBITS

For the purposes of reference to these Findings, the attached index of exhibits, data, and testimony will be used.

Staff Exhibits lettered with an "S"

Proponent's Exhibits, lettered with a "P"

Opponent's Exhibits, lettered with an "O"

Hearing Minutes, Notices, and Miscellaneous Exhibits lettered with an "M"

SECTION 2. CONCLUSORY FINDINGS OF FACT

2.1 The Planning Commission notes that chapter 18 of the Ashland Municipal Code (AMC) is the City's Land Use Ordinance (LUO). The LUO regulates the development pattern envisioned by the Comprehensive Plan and encourages efficient use of land resources among other goals. The Planning Commission notes that when considering the decision to approve or deny an application the Planning Commission considers the application materials in light of the relevant approval criteria in the AMC.

2.2 The Planning Commission finds that it has received all information necessary to render a decision based on the application itself, the December 9th Staff Report, the applicant's testimony, the exhibits received, and public testimony received both written and at the public hearing.

2.2.1 The Planning Commission notes that the application was deemed complete and that the notice for the public hearing was posted at the frontage of the subject property and mailed to all

property owners within 200 feet of the subject property on November 17, 2025 (22 days prior to the December 9th Meeting).

2.3 The Planning Commission notes that the applicant chose to use the Performance Standard Option (PSO) even though the property is outside of the PSO Overlay. The Planning Commission finds that because the applicant chose a discretionary pathway the application is not subject to clear and objective standards as it relates to the ‘needed housing’ statutes.

2.3.1 The Planning Commission notes that the property is not located in the PSO overlay but that the code allows for it in certain circumstances. The Planning Commission notes that application relies on the standard at AMC 18.3.9.030.D.2 which provides: *“That development under this chapter is necessary to protect the environment and the neighborhood from degradation which would occur from development to the maximum density allowed under subdivision standards, or would be equal in its aesthetic and environmental impact.”*

2.3.2 The Planning Commission notes that the subject properties were subdivided in 1968 and 2023 into their present configurations with a narrow frontage but large area. The Planning Commission notes that the subject properties are 0.91 and 0.36 acres respectively and are zoned R-1-7.5, this provides for a base density of 7.38. The Planning Commission notes that a five-lot subdivision would require the dedication of a public street and would also need to meet dimensional standards of lot size, minimum lot-width, minimum and maximum lot depth, and width to depth ratio, or seek a variance to those standards as needed. The Planning Commission notes that the present proposal is for three lots served by a private drive and two lots to share the existing driveway to the north. The Planning Commission notes that it is not necessary to consider an alternative subdivision design, but rather to consider the impact of what is being proposed, a 5-lot PSO subdivision, compared to *“development to the maximum density allowed,”* which would be a 7-lot subdivision under the standard zoning code. The Planning Commission finds that the impact to the neighborhood from public street standards (47’ wide) would have a greater impact on the neighborhood and streetscape than the proposed private drive (15’ paved width inside 20’ easement). The Planning Commission additionally finds that four new residential lots will have a lesser traffic impact than seven would.

2.3.3 The Planning Commission concludes that based on the difference between the development of a street as opposed to the private drive, and the number of homes (five versus seven) that the proposed subdivision will be a lesser impact on the neighborhood and the environment than would occur from *“development to the maximum density allowed.”* The Planning Commission finds that the standard at AMC 18.3.9.030.D.2 has been met and concludes that the use of the Performance Standards Option (PSO) outside of the PSO overlay is appropriate as the development proposed functions to protect the environment through the preservation of the mature pine trees while providing for residential development in scale with the neighborhood.

2.4 The Planning Commission finds that the proposal for Outline Plan of a Performance Standard Option (PSO) subdivision meets all applicable criteria for described in AMC 18.3.9.040.A.3 and detailed below.

2.4.1 The first approval criterion for Outline Plan approval is that: *“The development meets all applicable ordinance requirements of the City.”* The Planning Commission notes that this is an all-

encompassing criterion and that it has considered which City Ordinances are applicable. The Planning Commission notes that for the purpose of resolving this criterion we rely on the entirety of the record including the applicant's submittal and the Staff Report dated December 9th. The Planning Commission notes that with the findings that are set out below, the approval of the exception to street standards discussed below, and the adopted conditions of approval that the proposal will meet all applicable ordinance requirements and finds that this criterion of approval is satisfied.

2.4.2 The second approval criterion for Outline Plan approval is that *"Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity."* The Planning Commission notes that there is an eight-inch concrete sewer main, an eight-inch water main, as well as natural gas and electricity available in the Scenic Drive ROW and running through the northeastern corner of the property. The Planning Commission notes that the application materials assert that adequate key City facilities can be provided to serve the development based on consultations with representatives of the various City departments (i.e. water, sewer, streets and electric), and that the four new housing units will not cause a City facility to operate beyond capacity. The Planning Commission notes that the Staff Report stated that *"The Public Works/Engineering [department] has reviewed the proposal and has identified no concerns regarding the capacity of any of these services for the four newly created lots."* The Planning Commission finds that with the foregoing that this criterion of approval is satisfied.

2.4.3 The third criterion for approval of an Outline Plan is that, *"The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the open space, common areas, and unbuildable areas."* The Planning Commission notes that the proposal includes space near the driveway entrance where the five mature pines trees and steep slopes are located for protection. The Tree Management Advisory Committee (TMAC) indicated that the design and protection of the five mature pines seemed thoughtful but had concerns that any fill brought in with construction could negatively impact the trees. As such, TMAC wanted to emphasize that the Tree Protection Plan should ensure that no fill is pushed up against the pines' root zones. Additionally, the TMAC encouraged routing the power lines around tree #1167 or utilizing directional boring to preserve and protect the tree as no significant roots should exist below three feet. A condition has been added to address both concerns and recommendations of the TMAC. The Planning Commission finds that with the condition of approval that the natural features, trees, and steep slopes are properly protected, that this approval criterion has been met.

2.4.4 The fourth criterion for approval of an Outline Plan is that, *"The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan."* The Planning Commission notes that the subject property is surrounded by medium- to large-sized parcels that are mostly fully built out and developed with single family homes. Neighboring properties would not be precluded from development based on this subdivision. The Planning Commission finds that the proposed subdivision will not prevent the adjacent lands from being developed as envisioned in the Comprehensive Plan and finds that this criterion of approval is satisfied.

2.4.5 The fifth approval criterion is that, *“There are adequate provisions for the maintenance of open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.”* The application is not proposing common open space or common areas, and common open space is only a requirement when the base density for a PSO development is ten units or more, which is more than proposed here. However, due to the common space allotted for the driveway, a private maintenance agreement will be required. As such, the Planning Commission finds that with the condition of approval of a maintenance agreement that this criterion of approval is satisfied.

2.4.6 The sixth criterion is that, *“The proposed density meets the base and bonus density standards established under this chapter.”* The Planning Commission notes that the property is 1.26 acres, and that the PSO standards allow for 3.6 dwelling units (du)/acre in the R-1-7.5 zone which calculates to a base density of 4.5. The Planning Commission notes that the application includes utilizing the Earth Advantage certification to receive the Conservation Housing 15 percent density bonus, bringing the allowed density to 5.2 dwelling units. A condition of approval has been added to require Earth Advantage certification for all proposed units. With the conditions of approval included below, the Planning Commission finds that the proposed density is allowed based on the size of the property and utilization of the Earth Advantage bonus and finds that this criterion of approval is satisfied.

2.4.7 The seventh Outline Plan approval criterion is that, *“The development complies with the Street Standards.”* As mentioned above the application also includes an Exception to the Street Design Standards. Therefore, this approval criterion can only be satisfied if the Exception to the Street Design Standards is granted. The Exception to the Street Design Standards requires that there is a *‘demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site,’* and that the Exception *‘is the minimum necessary to alleviate the difficulty.’* The Planning Commission notes that current street standards require 47 feet as the minimum right-of-way (ROW) width for a neighborhood street with 22 feet of pavement curb-to-curb plus park row planting strips, street trees and sidewalks. The Planning Commission finds that the 2023 partition of Tax Lot #7302 dedicated 40 feet of ROW, developed with curb-tight sidewalks under an early 2000’s Local Improvement District that did not include park row planting strips, or the additional ROW dedication to accommodate them. The Planning Commission further finds that based on the existing conditions including the concrete retaining wall, and the narrower than typical ROW, and steep slopes located behind the sidewalk, that there are unique challenges to the site, and that a strict application of the street design standards would be impractical. The Planning Commission finds that there are both demonstrable difficulties in meeting the street design standards based on current conditions and that the Exception is the minimum necessary. The Planning Commission finds that with the approval of the Exception to the Street Design Standards, and with the conditions of approval below, that this criterion of approval is satisfied.

2.4.8 The final approval criterion is that, *“The proposed development meets the common open space standards established under section 18.4.4.070. Common open space requirements may be satisfied by public open space in accordance with section 18.4.4.070 if approved by the City of Ashland.”* The Performance Standards Option Chapter requires that at least five percent of the total lot area be provided in common open space for developments with a base density of ten units or greater. The Planning Commission notes that the proposed subdivision only has five lots. The Planning Commission notes that because the subdivision only has five lots, common open space is not required and finds that this approval criterion is satisfied.

The Planning Commission concludes based on the above that all applicable approval criteria for Outline Plan subdivision approval have been satisfied.

2.5 The Planning Commission finds that the approval criteria for Final Plan are intended to ensure substantial conformance between Outline Plan approval and Final Plan approval when the two are requested as separate procedural steps. The Planning Commission finds that where the two are allowed to be filed concurrently, as is the case here, there is no procedural separation between the two and the concurrent Final Plan proposal is identical to the Outline Plan in terms of number of dwelling units, yard depths, distances between buildings, common open spaces, building sizes, building elevations and exterior materials, standards resulting in density bonuses, and street standards. The Planning Commission concludes that the Final Plan approval criteria are met.

2.6 The Planning Commission notes that the application includes a request to remove a number of trees. The Planning Commission further notes that only “significant” trees on the property are subject to regulation. The Planning Commission notes that the application originally indicated a request to remove eleven trees, including seven significant trees that are in direct conflict with the proposed private drive, utility easements, or building envelopes. The Planning Commission further notes that the application materials inadvertently counted a single tree twice, and that the final count of trees proposed for removal should be ten trees, seven of which are significant.

The Planning Commission notes that the application includes a Tree Protection Plan and a Tree Inventory for all trees greater than six-inches in diameter at breast height (DBH). Each tree has a circle that relates to the tree’s critical root zone (CRZ) which determines the location for protection fencing. The Planning Commission notes that the Tree Protection Plan will be required to be in place prior to any site work. Additionally, the Planning Commission has also adopted a modified condition of approval #2 to read:

- 2) Tree #1133 shall be preserved and protected as proposed by the applicant. Tree #1167 shall also be preserved and protected by re-routing the electric utility trenching or using directional boring. If either of these trees is proposed to be removed at a later date, a Type I Tree Removal Permit shall be required. A revised Tree Protection Plan shall be provided prior to sitework incorporating the preservation and protection of Trees #1133 and #1167, and noting that driveway fill shall not be pushed into the critical root zones of the pines to be preserved near the driveway.

The approval criteria for “Tree that is not a hazard” first require that “*The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards.*” The Planning Commission notes that the comprehensive plan and Land Use Ordinance encourage urban development as proposed. The Planning Commission acknowledges that infill development will require the removal of trees to allow building envelopes. The Planning Commission notes that the ten trees, including seven significant trees, are either in the proposed drive area, utility easements area, or building envelopes. The Planning Commission notes that the surrounding properties are adequately treed and finds that the proposed removal will not have negative impact on soil, nor have significant negative impact on surrounding properties in terms of canopy or species diversity. The Planning Commission notes that the proposed landscape plan includes required mitigation plantings. The Planning Commission concludes that the approval criteria for the removal of ten trees, including seven significant trees

that are not a hazard, have been met.

2.7 The Planning Commission finds that the purpose of the Physical and Environmental Constraints Ordinance is to: *“Provide for safe, orderly, and beneficial development of districts characterized by diversity of physiographic conditions and significant natural features; to limit alteration of topography and reduce encroachment upon, or alteration of, any natural environment and to provide for sensitive development in areas that are constrained by various natural features.”* The Planning Commission notes that AMC 18.3.10.090.A.1 generally provides that all development is to occur on lands defined as having a buildable area. Slopes greater than 35 percent are considered to be unbuildable except that existing parcels without adequate buildable area less than or equal to 35 percent shall be considered buildable for one single-family dwelling and an accessory residential unit or a duplex. In this instance, much of the development is located outside of the steep slopes, with minimal disturbance of less than 100 linear feet contained to just the development of the crossing for the driveway. The Planning Commission finds that the building envelopes have been located to minimize hillside disturbance. The Planning Commission concludes that the proposal meets all applicable criteria and standards for a Physical & Environmental (P&E) Constraints Review Permit as provided at AMC 18.3.10.

2.8 The Planning Commission notes that following proper public notice, a public hearing was held on December 9th, 2025, where testimony was received, and exhibits were presented. The Planning Commission deliberated, and a motion was made approving the Outline and Final Plan as well as the exception to street standards and the removal requests for ten trees, including seven significant trees. The application was approved subject to the conditions of approval in the Staff Report, with modified condition #2. The amendments were read into the record and are set out below.

2.9 The Planning Commission notes that the record includes the applicant’s submittal and, the Staff Report dated December 9th. Each of these by their reference are incorporated herein as if set out in full.

2.9.1 The Planning Commission finds that there is substantial evidence in the record to make findings that each of the criteria of **approval** for Outline and Final Plan as well as the exception to the street standards and removal of three significant trees have been met.

SECTION 3. DECISION

3.1 Based on the record of the public hearing on this matter, the Planning Commission concludes that the request for a five-lot Performance Standards Option (PSO) subdivision Outline and Final Plan, including a Physical and Environmental Constraints Review Permit, an Exception to the Street Design Standards, and a Tree Removal is supported by evidence contained within the whole record and is **approved** subject to the conditions of approval below:

- 1) All proposals of the applicant shall be conditions of approval unless otherwise specifically modified herein.
- 2) Tree #1133 shall be preserved and protected as proposed by the applicant. Tree #1167 shall also be preserved and protected by re-routing the electric utility trenching or using

directional boring. If either of these trees is proposed to be removed at a later date, a Type I Tree Removal Permit shall be required. A revised Tree Protection Plan shall be provided prior to sitework incorporating the preservation and protection of Trees #1133 and #1167, and noting that driveway fill shall not be pushed into the critical root zones of the pines to be preserved near the driveway.

- 3) Any excavation within the critical root zone of protected trees shall be supervised by the project arborist. No construction shall occur within the tree protection zone including dumping or storage of materials such as building supplies, soil, waste, equipment, or parked vehicles.
- 4) Permits shall be obtained from the Ashland Public Works Department prior to any additional work in the public right of way or any modification or creation of curb cuts.
- 5) Requirements of the Ashland Fire Department shall be met, including that all addressing shall be approved prior to being installed, that fire apparatus access be provided, and that a fuel break is required.
- 6) Prior to any site work, tree removal, building demolition, bringing combustible materials onto the property, and/or storage of materials:
 - a. A Verification Permit shall be applied for and approved by the Ashland Planning Division. The Verification Permit is to inspect the identification of the tree(s) to be removed and the installation of tree protection fencing for the trees to be retained on and adjacent to the site. The tree protection shall be chain link fencing six feet tall and installed in accordance with 18.4.5.030. The tree protection fencing and any temporary erosion control measures (i.e. silt fence and straw bale barriers) shall be installed according to the approved plan. The erosion control measures shall be installed as identified in the William Fitzgerald Geotechnical Report dated October 16, 2025. Tree protection and temporary erosion control measures shall be inspected and approved by the Ashland Planning Department.
 - b. A final Fire Prevention and Control Plan addressing the General Fuel Modification Area requirements in AMC 18.3.10.100.A.2 of the Ashland Land Use Ordinance shall be provided, and any new landscaping proposed shall comply with these standards and shall not include plants listed on the Prohibited Flammable Plant List per Resolution 2018-028.
- 7) The flag drive shall be paved to 15 feet within a 20-foot clear width and have a vertical clearance of at least 13-feet, 6-inches and be capable of supporting 44,000 lbs. gross vehicle weight prior to the signature of the final survey plat. The flag drive shall be constructed so as to prevent surface drainage from flowing over the private property lines and/or public way in accordance with AMC 18.5.3.060.
- 8) A final survey plat shall be submitted for the review and approval of the City of Ashland within 18 months of this Final Plan approval. Prior to submittal of the final subdivision survey plat for signature:
 - a. All easements including but not limited to public and private utilities, public pedestrian and public bicycle access, drainage, irrigation, and fire apparatus access

shall be indicated on the final subdivision plat submittal for review by the Planning, Engineering, Building and Fire Departments.

- b. Subdivision infrastructure improvements including but not limited to utilities and driveways shall be completed according to approved plans, inspected and approved.
- c. Electric services shall be installed underground to serve all lots, inspected and approved. The final electric service plan shall be reviewed and approved by the Ashland Electric, Building, Planning and Engineering Divisions prior to installation.
- d. The sanitary sewer laterals and water services including connection with meters at the street shall be installed to serve all lots within the applicable phase, inspected and approved.

9) Prior to building permit submittal:

- a. The storm drainage plan shall be designed, constructed and maintained in a manner that will avoid erosion on-site and to adjacent and downstream properties in accordance with 18.3.10.090.C.1.f. If an alternate storm water system such as a dry well system, detention pond and leach field is used, the alternate system shall be designed by a registered engineer or geotechnical expert. The storm drainage plan shall be submitted for review and approval to the Ashland Engineering, Building and Planning Divisions prior to application for a building permit.
- b. The new driveway approaches shall be permitted through the Engineering Division and are required to be separated from existing driveways and each other by a minimum of 24-feet per City Street Standards. The driveway curb cuts shall be inspected and approved by the Engineering Division prior to signature of the final plat.
- c. The requirements of the Ashland Fire Department, including the installation of any required fire hydrants and fire apparatus access and turnaround (hammerhead) requirements shall be complied with prior to issuance of the building permit or the use of combustible materials, whichever is applicable. Fire Department requirements shall be included on the engineered construction documents for public facilities. If a fire protection vault is required, the vault shall not be located in the sidewalk.

10) The building permit submittals shall include the following:

- a. Application for addresses for each new residential unit in the subdivision.
- b. Identification of all easements, including but not limited to any public and private utility easements, mutual access easements, and fire apparatus access easements.
- c. All residential units approved for development shall meet the minimum requirements for certification as an Earth Advantage home, as approved by the Ashland Conservation Division under the City's Earth Advantage program as adopted by Resolution 2006-06 (required for the density bonus of the subdivision).
- d. Solar setback calculations demonstrating that all units comply with Solar Setback Standard A in the formula $[(\text{Height} - 6) / (0.445 + \text{Slope}) = \text{Required Solar}]$

Setback] and elevations or cross section drawings clearly identifying the highest shadow producing point(s) and the height(s) from natural grade.

- e. Final lot coverage calculations demonstrating how lot coverage is to comply with the 45 percent maximum coverage allowance of the R-1-7.5 zoning district. Lot coverage includes all building footprints, driveways, parking areas and other circulation areas, and any other areas other than natural landscaping.
- f. Storm water from all new impervious surfaces and runoff associated with peak rainfalls must be collected on site and channeled to the City storm water collection system through the curb or gutter at a public street, a public storm pipe, an approved public drainage way, or through an approved alternative in accordance with Ashland Building Division policy BD-PP-0029. On-site collection systems shall be detailed on the building permit submittals.
- g. Verification that each new home in the subdivision complies with the Maximum Permitted Floor Area requirements of AMC 18.24.040.I.
- h. A written verification from the project geotechnical expert addressing the consistency of the building permit submittals with the geotechnical report recommendations (e.g. grading plan, storm drainage plan, foundation plan, etc.) shall be submitted with the building permit.
- i. All fencing shall be consistent with the provisions of the “Fences and Walls” requirements in AMC 18.4.4.060. The location and height of fencing shall be identified at the time of building permit submittals, and fence permits shall be obtained prior to installation.

11) Prior to Certificate of Occupancy:

- a. The geotechnical engineer shall inspect the site according to the inspection schedule of the engineering geology report by William Fitzgerald included in the application and date stamped October 16, 2025. Prior to the issuance of the certificate of occupancy, the geotechnical engineer shall provide a final report indicating that the approved grading, drainage and erosion control measures were installed as per the approved plans, and that all scheduled inspections were conducted by the project geotechnical expert periodically throughout the project.
- b. All measures installed for the purposes of long-term erosion control, including but not limited to vegetative cover, rock walls, retaining walls and landscaping shall be maintained in perpetuity on all areas in accordance with 18.3.10.090.B.7.
- c. The landscaping and irrigation for re-vegetation of cut/fill slopes and erosion control shall be installed in accordance with the approved plan prior to issuance of the certificate of occupancy. Vegetation shall be installed in such a manner as to be substantially established within one year of installation.

Planning Commission Approval

January 13, 2026
Date

PA-T2-2025-00061
January 13, 2026
Page 13

**TYPE II PUBLIC HEARING
- CONTINUED**

**PA-T2-2025-00062,
2262 Ashland Street**

Memo

DATE: January 13, 2026
TO: Planning Commission
FROM: Aaron Anderson, *Senior Planner*
RE: Tree Removal at 2262 Ashland St.

Background

The day prior to the December 9th hearing it was discovered that the original notice did not include any mention of the trees proposed for removal. To remedy this error, an updated notice was prepared in accordance with AMC 18.5.1.060.C including the information about the tree removals and stating that there would be an additional hearing on January 13, 2026.

At the December 9th meeting the hearing was continued to January 13th to allow for additional testimony. Following any additional testimony, the Planning Commission will close the public hearing and deliberate on the planning action.

Following the initial hearing, the applicant provided the attached memo in support of the request to remove 10 non-hazard trees from the subject property. The memo concludes that the removal of all of the trees is required to allow the property to redevelop in accordance with the proposed buildings. The memo notes that the proposed landscaping plan shows that there will be more new trees planted than are proposed for removal.

Based on the presumption that the Planning Commission will view the application favorably, findings have been prepared and included in this meeting packet that the Planning Commission may consider.

COMMUNITY DEVELOPMENT DEPARTMENT

51 Winburn Way
Ashland, Oregon 97520
ashlandoregon.gov

Tel: 541.488.5305
Fax: 541.552.2050
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Client: Reed Remodel Development
Ashland St
Ashland, Or 97520

December 18, 2025

The intent of this document is to Assess the Existing Trees at the site of North Western part of the Shop-n Cart / BiMart property as it regards planning for new development that includes the removal and replacement of the existing structure that fronts Ashland St. in Ashland, Oregon 97520. All of the notes below will be addressed further with a Tree Removal Permit when appropriate.

As noted on the provided survey there are ten (10) existing trees that I would believe should all be removed for the reasons as described here-in.

The Maple along Ashland St that is under the overhead power lines will have the major portions of the roots removed to allow for the proposed construction. Additionally, it interferes with all of the various overhead wiring and has been severely cut to minimize its height in relationship to those wires.

At the NW corner of the site are a Pine and a Cedar that since having been planted fight for the limited space for their canopies and have correspondingly formed in a misshapen way. The Cedar will be in the footprint of the proposed structure. The Pine is so deformed that no amount of care will help it to recover.

Where the survey shows one tree at the SW corner of the new construction when there are actually two London Plane trees. The Norther most will be within the proposed footprint. The Southern will suffer root damage when new curbing and paving occurs.

The London Plane trees on the South side between the two new structures will need to be removed to accommodate the construction.

The remaining Sweet Gum and Spruce trees typically have significant surface roots. They have grown for some time in their location and were originally planted in such proximity to curbing and paving that as they grew, they have broken most everything adjacent to their trunks and as the new paving and hardscapes are developed they will suffer terminal results from said work.

With all of this being said the new development includes new trees in numbers that more than account for their loss. Per 18.5.7.050

Oregon State Landscape Architect Board, License Number 528
Oregon Landscape Contractors License, License Number 11416

Draft Findings

BEFORE THE PLANNING COMMISSION

January 13, 2026

IN THE MATTER OF PLANNING ACTION PA-T2-2025-00062 A	)	
REQUEST FOR SITE DESIGN REVIEW APPROVAL TO REDEVELOP	)	
THE PROPERTY AT 2262 ASHLAND ST. WITH TWO COMMERCIAL	)	
TWO-STORY BUILDINGS. THE APPLICATION INCLUDES A	)	
REQUEST TO REMOVE TEN TREES THAT ARE NOT A HAZARD.	)	FINDINGS,
	)	CONCLUSIONS,
OWNER: REED COMMERCIAL INVESTMENT	)	AND ORDERS.
PROPERTIES LLC	)	
APPLICANT: DAN HORTON ARCHITECTURE	)	
	)	

RECITALS:

- 1) The subject property is one of several that make up the Shop'n Kart / Bi-Mart Shopping Center. It is identified as tax lot #1600 of Assessor's Map 39-1E-14-BA, and is located in the C-1 zone, as well as both the Detail Site Review and Climate Friendly overlay zones.
- 2) The property is presently 0.38 acres; however, it has recently been approved for a Property Line Adjustment (PLA) that has yet to be recorded (see: PA-A-2025-00379). Once the PLA recorded the property will be 0.82 acres in size and have 253-feet of frontage along Ashland Street / Highway 66, the property will then contain both the office building (2262 Ashland Street) and the restaurant (2270 Ashland Street).
- 3) The application is a request for Site Design Review to redevelop the property with two commercial two-story office buildings. The two buildings are nearly indistinguishable from one another with the only difference being that one building is slightly longer than the other. Building 'A' is proposed to be 110' in overall length, while Building 'B' is of the same design but is only 106' feet long. The application also includes a request to remove a total of ten trees.
- 4) Chapter 18.5.2 of the Ashland Municipal Code (AMC) governs Site Design Review. Pursuant to the applicability section at AMC 18.5.2.020.A.1 "*New structures, additions, or expansions in C-1, E-1, HC, CM, and M-1 zones*" requires Site Design Review approval.
 - a. The review procedures at AMC 18.5.2.030.D states that "*In the Detail Site Review overlay, new structures or additions greater than 10,000 square feet in gross floor area, or longer than 100 feet in length or width are subject to Type II review.*"
- 5) The criteria of approval for Site Design Review are described in AMC 18.5.5.050 as follows:
 - A. Underlying Zone: The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building

PA-T2-2025-00062

January 13, 2026

Page 1

orientation, architecture, and other applicable standards.

B. Overlay Zones: The proposal complies with applicable overlay zone requirements (part 18.3).

C. Site Development and Design Standards: The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.

D. City Facilities: The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.

E. Exception to the Site Development and Design Standards. The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1 or 2, below, are found to exist.

1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or

2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.

6) The criteria of approval for a tree removal permit for a non-hazard tree are described in AMC 18.5.7.040.B.2 as follows:

2. Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part [18.4](#) and Physical and Environmental Constraints in part 18.3.10.

b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.

c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.

d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of

alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.

e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section [18.5.7.050](#). Such mitigation requirements shall be a condition of approval of the permit.

- 7) The day prior to the December 9th hearing it was discovered that the original notice did not include any mention of the trees proposed for removal, nor did it include the approval criteria for tree removal. To remedy this error an updated notice was prepared in accordance with AMC 18.5.1.060.C including the information about the tree removals and stating that there would be an additional hearing on January 13, 2026.
- 8) The Planning Commission, following public notice, held a public hearing on December 9, 2025. Testimony was received, and exhibits were presented. A number of members of the public gave testimony primarily in opposition to the project. Concerns were raised about the traffic impact and the perceived lack of need for additional commercial space. Many of the people who provided testimony expressed support for the restaurant and anger that they had not been consulted by their landlord regarding the proposed redevelopment. At the conclusion of the testimony, it was again announced that the hearing would be continued to January 13th to provide additional opportunity to testify regarding the tree removals.
- 9) On January 13, 2026, the Planning Commission reconvened and continued the public hearing. Testimony was received, and exhibits were presented. Following the close of the public hearing the Planning Commission deliberated and voted unanimously to approve the application for Site Design Review and the proposed tree removals including the conditions of approval from the staff report.

Now, therefore, the Planning Commission of the City of Ashland finds, concludes and recommends as follows:

SECTION 1. EXHIBITS

For the purposes of reference to these Findings, the attached index of exhibits, data, and testimony will be used.

Staff Exhibits lettered with an "S"

Proponent's Exhibits, lettered with a "P"

Opponent's Exhibits, lettered with an "O"

Hearing Minutes, Notices, and Miscellaneous Exhibits lettered with an "M"

SECTION 2. CONCLUSORY FINDINGS

2.1 The Planning Commission finds that Ashland Municipal Code (AMC) Chapter 18 is the Land Use Ordinance (LUO) and regulates the development pattern envisioned by the Comprehensive Plan and to encourage efficient use of land resources among other goals. When considering the decision to approve or deny an application the Planning Commission considers

the application materials against the relevant approval criteria in the AMC.

2.2 The Planning Commission notes the record includes the application itself, the Staff Report dated 12/9/25, the supplemental memo from Madara Design dated 12/18/25, the Staff Memo dated 1/6/26, and the public hearing testimony. The Planning Commission finds that it has received all information necessary to render a decision based on the entire record.

2.3 The Planning Commission notes that the notice for the public hearing was both posted at the frontage of the subject property and mailed to all property owners within 200-feet of the subject property on November 18, 2025, which was 21 days before the hearing. The Planning Commission notes that the original notice did not include any mention of the trees proposed for removal, nor did it include the approval criteria for tree removal. The Planning Commission notes that an updated notice was prepared and posted on December 8, 2025, including the information about the tree removals and stating that there would be an additional hearing on January 13, 2026. The Planning Commission finds that the planning action and public hearings were properly noticed IAW AMC 18.5.1.060.C.

2.4 The Planning Commission notes that the subject property is located within the C-1 zoning district. The Planning Commission notes that AMC 18.5.2.020.A.1 requires that all new structures, and additions in the C-1 zone require Site Design Review which is governed by AMC 18.5.2.

2.5 The Planning Commission notes that the approval criteria for Site Design Review are located at AMC 18.5.2.050. The Planning Commission finds that there is substantial evidence in the record to make findings that each of the criteria have been met, as was explained in detail in the applicant's submittal, as well as the Staff Report, and by their reference are incorporated herein as if set out in full.

2.5.1 The first approval criterion for Site Design Review is that "*The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.*" Part 18.2 of the Land Use Ordinance (LUO) provides the allowed uses for the base zones, the special use standards for particular uses, and general regulations for the base zones. The Planning Commission notes that the subject property is located in the C-1 'Commercial' zoning district. Commercial uses, including office and retail use, are permitted outright in the C-1 zone. The C-1 zone has no maximum lot coverage, or minimum front, side or rear yard setbacks. The Planning Commission notes that the C-1 zone limits building height to 40', and the proposed structure is 28'. The Planning Commission notes that the C-1 zone requires 15% landscaped area and that Sheet A-1 of the application materials has the overall site plan which indicates that 17% of the total lot area is proposed to be landscaped, which exceeds the 15% required. The Planning Commission finds that with the foregoing the base standards for the zone are met, and that this approval criterion has been satisfied.

2.5.2 The second approval criterion for Site Design Review is that "*The proposal complies with applicable overlay zone requirements (part 18.3).*" The Planning Commission notes that the subject property is within three of the adopted overlay zones: the city-wide Wildfire Overlay, the

Climate Friendly Area (CFA) Overlay, and the Detail Site Review Overlay. The Planning Commission notes the following as was set out in the staff report:

First, the Wildfire Overlay is now City wide and as it relates to this project will require that the building meets the locally adopted regulations. The submitted landscaping plan, which is also discussed further below shows that no prohibited plants are proposed to be planted.

Next, the Climate Friendly Area (CFA) provides additional uses that are not typically allowed in the C-1 zone, and in some cases additional restrictions and special use standards. One of those standards is that when providing residential dwelling units, the code now requires that a minimum density of 25 dwellings per acre be provided. In the present application the applicant had initially expressed interest in providing apartments on the second floor, however the minimum density requirement would have required the applicant to propose at least 21 separate apartments. Because this was not workable the applicant has instead proposed four office space occupancies, each equipped with amenities similar to what would be found in a residential unit. Recent changes in state law prevent a CUP or zone change to allow residential use in commercial zones for vacant commercial space, and the CFA regulations specifically exempt redevelopment within existing buildings that add residential units from the minimum density requirement. For these reasons it is understood that, in the interest of providing needed housing, that it is the applicant's intention should the upstairs commercial space remain vacant, that they may be converted into residential use.

Finally, the Detail Site Review standards are discussed in detail below within the third approval criteria for Site Design Review.

The Planning Commission finds that with the foregoing the relevant overlay standards are met, and that this approval criterion has been satisfied.

2.5.3 The third approval criterion for Site Design Review is that *“The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.”* The Planning Commission notes that AMC 18.4.1.010 sets out the purpose of the chapter and states: *“Part 18.4 contains design standards for development. The regulations are intended to protect public health, safety, and welfare through standards that promote land use compatibility, resource protection, and livability, consistent with the goals and policies of the Comprehensive Plan.”* The Planning Commission notes the staff report dated 12/9/2025 included detailed responses to each of the relevant standards as set forth below:

This approval criteria invokes the entirety of Part 18.4 including, Building Placement, Orientation, and Design (including the detail site review standards), Parking, Access, and Circulation, Landscaping, Lighting, and Screening, and Tree Preservation and Protection. We begin with the Basic Site Review Standards for Non-Residential Development.

Basic Site Review

The Basic Site Review Standards require that the building has its primary orientation toward the street, that parking areas shall be located behind buildings, and that building

façades shall occupy a large majority of a project's street frontage. Additionally, these standards require that the building entrances be oriented toward the street accessed from a public sidewalk and be located within 20 feet of the public right-of-way (ROW). The standards also require that space between buildings shall consist of hard durable surfaces to highlight pedestrian areas. Based on a review of the proposed architectural plans it is clear that the primary orientation is towards the street immediately adjacent to the ROW with access directly to the public sidewalk. The proposed buildings present a combined façade of 216' along the street frontage which is over 80% of the subject property which is clearly a majority of the 253' of street frontage. Between the buildings is a proposed hard-scape walkway to a common plaza area equipped with a covered picnic table and bike parking.

The Basic Site Review Standards also require that a sidewalk shall be provided along with Street Trees at an interval of one tree each 30 feet. The application materials show a proposed ROW dedication of five feet and a new, wider, sidewalk to be installed with street trees proposed at the required interval.

Typically, the Basic Site Review Standards also require a landscape buffer area at least ten feet in width adjacent to streets, however the buffer is not required in the Detail Site Review. That said, it should be noted that the proposed landscape plan shows a thin row of landscaping adjacent to the buildings that is between two to four feet wide depending on the articulation of the façade.

Finally, the Basic Site Review Standards also require that a recycling/refuse disposal area shall be provided and that artificial lighting shall meet the requirements of the LUO. Staff note that the site plan indicates a recycling and refuse area, and that a condition of approval has been included below to ensure that the proposed lighting meets the required standards

Detail Site Review Standards

The Detail Site Review Overlay at AMC 18.3.12.030 invokes the adopted overlay map and requires that development within the overlay be subject to the standard at AMC 18.4.2.040.C which provides additional standards in addition to those addressed above. These standards address the following four topics which will each be addressed in turn:

1. Orientation and Scale.
2. Streetscape.
3. Buffering and Screening.
4. Building Materials.

The first standard for orientation and scale requires that *“developments shall have a minimum floor area ratio (FAR) of at least 0.50.”* The subject property will be 0.82 acres following the recording of the approved property line adjustment. This requires that the proposed development needs to be at least 17.5 KSF to meet the 0.50 FAR standard. The present proposal is for 20.19 KSF which calculates to a FAR of 0.56 exceeding the requirement of 0.50. The code allows that *“where a site is one-half acre or greater in size, the FAR requirement may be met through a phased development plan or a shadow plan that demonstrates how development may be intensified over time to meet the*

minimum FAR.” Originally the applicant had proposed to only seek Site Design approval for building ‘A’ and use a shadow plan to satisfy the FAR requirement, however after consulting with staff it was decided that a phased development plan was more appropriate as the property owner has indicated their desire to build both buildings one after the other.

The second standard for orientation and scale requires that “*Building frontages greater than 100 feet in length shall have offsets, jogs, or have other distinctive changes in the building façade.*” The building elevations show that the proposed buildings demonstrate clear compliance with the standard requiring façade articulation through offsets, jogs, or other distinctive changes. The design incorporates multiple shifts in roof height, recessed entry elements, and varied wall planes that create pronounced modulation along both the north and east elevations. These features, combined with differentiated window groupings and material transitions, break up the overall mass and provide the visual interest and dimensional variation anticipated by the standard.

The third standard for orientation and scale requires that “*Any wall that is within 30 feet of the street, plaza, or other public or common open space shall contain at least 20 percent of the wall area facing the street in display areas, windows, or doorways.*” Both of the buildings exceed this standard considerably offering over 50 linear feet of windows on the first floor and 24 linear feet of windows on the second floor. In terms of total area, the north and south building faces are each slightly under 2200 square feet and have a total glazed area of over 640 square feet. This calculates to 29 percent of the total area of the wall which exceeds the required amount.

The fourth standard for orientation and scale requires that “*Buildings shall have changes in mass, surface or finish to give emphasis to entrances.*” An examination of the building drawing show that the main entrances on either side have windows flanking each door, which is a change in surface providing emphasis to the entry and meeting this requirement.

The fifth standard for orientation and scale requires that, “*Infill or buildings, adjacent to public sidewalks, in existing parking lots is encouraged and desirable.*” Both buildings will be adjacent to the sidewalk, and building ‘B’ will be developed in an area that is presently a parking area that is located between the street and the restaurant, which is expressly prohibited. The development of both of these buildings adjacent to the sidewalk meets this requirement.

The sixth standard for orientation and scale requires that, “*buildings shall incorporate arcades, roofs, alcoves, porticoes, and awnings that protect pedestrians from the rain and sun.*” Each entry point has awnings and alcoves that provide protection from rain and sun meeting this requirement.

The standard for streetscape requires that “*Hardscape (paving material) shall be utilized to designate “people” areas*”, and that “*building shall be set back not more than five feet from a public sidewalk.*” As discussed above both buildings have hard-scape pedestrian areas and are proposed to be built to a two- or three-foot setback from the newly

improved sidewalk. This allows for a thin row of landscaping between the sidewalk and building but within the allowed standard. The walkway between the buildings is also proposed to be concrete hardscape.

The standard for Buffering and Screening requires that *“Landscape buffers and screening shall be located between incompatible uses”* and that *“Parking lots shall be buffered from the main street, cross streets, and screened.”* The site plan indicates that the trash and recycling area is to be screened from view by a six-foot-tall concrete block wall. The fenced area has gates on both sides to with a pedestrian gate on the north side, and dual doors to the south to allow access for the garbage truck. Additionally, the newly redeveloped parking area is on the south side of the property meeting the standard for it to be located behind the buildings.

The standard for Building Materials requires that *“Buildings shall include changes in relief such as cornices, bases, fenestration, and fluted masonry, for at least 15 percent of the exterior wall area.”* And that *“Bright or neon paint colors are prohibited. Buildings may not incorporate glass as a majority of the building skin.”* The architectural drawings provided indicate that the proposed buildings have architectural features including covered entries, fenestration, offsets and articulation of roof lines to provide changes in relief. As noted above, the total area of the street facing walls consists of 30 percent of windows and glass which meets the standard to not be the majority of the building’s skin.

In addition to the standards addressed above, within the Detail Site Review overlay, developments of greater than 10,000 square feet in gross floor area or contain more than 100 feet of building frontage are required to meet those additional standards provided at AMC 18.4.2.040.D. These standards address the following three topics which will each be addressed in turn:

- 1.Orientation and Scale.
- 2.Plaza Space Standards.
- 3.Transit Amenities

The first standard for orientation and scale requires that *“Developments shall divide large building masses into heights and sizes that relate to human scale by incorporating changes in building masses, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting.”* An examination of the proposed building plans shows that with the proposed roof forms and changes in mass including the offsets and jogs in the walls that the design meets this standard.

The second standard for orientation and scale requires that *“Buildings shall not exceed a building footprint area of 45,000 square feet”* and *“shall not exceed a combined building length of 300-feet.”* The combined footprint of both buildings is 13,544 square feet which is less than 45,000 square feet. Building A is 110-feet in length, and Building ‘B’ is 106-feet in length, both of which are less than 300-feet. Because neither threshold is hit this standard is met.

The first standard for Plaza Space Standards requires that *“One square foot of plaza space shall be required for every ten square feet of gross floor area, except for the fourth*

gross floor area.” The combined square footage of the two buildings is 20,190 square feet, therefore 2,019 square feet of plaza space is required. Sheet A-1 indicates that there are 2,025 square feet of plaza space provided. The 2025 square feet of plaza exceeds the 2,019 square feet required demonstrating that this standard is met.

The second standard for Plaza Space Standards requires that “*A plaza space shall incorporate at least four of the following elements*” listed at AMC 18.4.2.040.D.2.c. The proposed plaza space has trees, a covered picnic table, benches, a space reserved for public art. The covered seating area provides both an area for rest but also shelter from sunlight or rain. The proposed plaza space between the two parking areas is shown below.

The standard for Transit Amenities requires that “*Transit amenities, bus shelters, pullouts, and designated bike lanes shall be required in accordance with the Ashland Transportation Plan and guidelines established by the Rogue Valley Transportation District.*” There is an existing bus stop and seating area at the northwest corner of the subject property. There have been no requests from RVTB to provide any additional amenities, and it appears that this standard is met.

The Planning Commission finds that with the foregoing the relevant applicable Site Development and Design Standards are met, and that this approval criterion has been satisfied.

2.5.4 The fourth approval criterion for Site Design Review is that “*The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.*” The Planning Commission notes that the property is fully developed and served with all franchise utilities. The Planning Commission notes that Section AMC 18.4.6.020 provides the applicability for chapter 18.4.6 and states that it applies to all new development ... where public facility improvements are required.” The Planning Commission notes that in the present application the existing roadway is fully developed and has existing curb tight sidewalk that is roughly four feet in width. The application proposes dedicating an additional five-feet of Right-of-way (ROW) and increase the width of the sidewalk to ten feet along with the addition of street trees at 30’ intervals consistent with the standards at AMC 18.4.6.040.K.2 for the Ashland Street Corridor design standards. The Planning Commission finds that with the foregoing the applicable Public Facility Standards are met, and that this approval criterion has been satisfied.

2.5.5 The fifth and final approval criterion for Site Design Review relates to requested exceptions to any specific standards. The Planning Commission notes that the application did not include any exceptions and finds that this approval criterion has been met.

2.6 The Planning Commission notes that there are a total of ten trees that are proposed to be removed. The Planning Commission notes that the application record includes a memo from a landscape architect detailing how each of the trees are in conflict with the proposed development. The Planning Commission notes that the proposed landscaping plan includes more trees to be planted than are being removed. The Planning Commission notes that the first approval criteria for a non-hazard tree removal is that “*The tree is proposed for removal in order*

to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards.” The Planning Commission notes that the proposed Site Design Review as discussed above requested no exceptions, and that a large reason for the tree removals is the location of the proposed buildings. The Planning Commission notes that the removal of these trees will not have a significant impact on soil stability or a negative impact on erosion, and that the removal of these trees will not have an overall negative impact on tree canopies and species diversity in the area satisfying the second and third approval criteria. The Planning Commission finds that the proposed removals satisfy all the relevant approval criteria.

2.7 After the close of the public hearing the Planning Commission deliberated and approved the application subject to the conditions of approval in the staff report. The Planning Commission finds that, with the conditions of approval included in the decision, the proposal satisfies the applicable approval criteria.

SECTION 3. DECISION

3.1 Based on the record of the Public Hearings on this matter, the Planning Commission concludes that the request for Site Design Review is supported by evidence contained within the whole record with the conditions of approval below:

- 1) All proposals of the applicant shall be conditions of approval unless otherwise specifically modified herein.
- 2) The northernly five-feet of the property shall be dedicated as public street right-of-way in such a manner and document as deemed appropriate by the Public Works Engineering Division and Staff Advisor.
- 3) The plans submitted for the building permit shall be in conformance with those approved as part of this application. If the plans submitted for the building permit are not in conformance with those approved as part of this application, an application to modify this Site Design Review approval shall be submitted and approved prior to the issuance of a building permit.
- 4) Prior to the installation of any signage, a sign permit shall be obtained. All signage shall meet the requirements of the Sign Ordinance (AMC 18.4.7).
- 5) All requirements of the Fire Department shall be satisfactorily addressed, including approved addressing (OFC 505); commercial fire apparatus access including angle of approach and any necessary fire apparatus or shared access easements (OFC 503.2.8); limitations on the installation of gates or fences; fire flow (OFC Appendix B, Table B105.1); fire hydrant clearance; fire department connection (FDC); a Knox key box; and fire sprinklers where required for mixed-use buildings or due to access constraints.
- 6) All mechanical equipment shall be screened from view from surrounding rights-of-way, and the location and screening of all mechanical equipment shall be detailed on the building permit submittals.
- 7) Prior to the installation of stairs, parking, or utility infrastructure within the public alley right-of-way, an encroachment permit from the Ashland Public Works Department shall be obtained. A final revised site plan illustrating the placement of these proposed

improvements shall be provide for the review and approval of the Public Works/Engineering Department and Staff Advisor prior to the issuance of an encroachment permit.

- 8) Building permit submittals shall include:
 - a) The identification of exterior building materials and paint colors for the review and approval of the Staff Advisor. Colors and materials shall be consistent with those approved in the application
 - b) Final revised Site, Landscape and Irrigation plans shall be provided for the review and approval of the Staff Advisor with the building permit submittals.
- 9) Prior to the final approval of the project or issuance of a certificate of occupancy:
 - a) All hardscaping and landscaping improvements including plaza spaces, landscaping, and the irrigation system shall be installed according to the approved plan, inspected, and approved by the Staff Advisor.
 - b) All exterior lighting shall be directed on the property and shall not directly illuminate adjacent residential proprieties.

Planning Commission Approval

Date

TYPE II PUBLIC HEARING

**PA-T2-2025-00065,
431 North Main Street**

NOTICE OF PUBLIC HEARING

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 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

NOTE: The Ashland Historic Commission will review this Planning Action on **Wednesday, January 7, 2026 at 5:00 PM** at 51 Winburn Way.

ASHLAND PLANNING COMMISSION MEETING: *Tuesday January 13, 2026 at 7:00 PM, Ashland Civic Center, 1175 East Main Street*



COMMUNITY DEVELOPMENT DEPARTMENT

51 Winburn Way
Ashland, Oregon 97520
ashland.or.us

Tel: 541.488.5305
Fax: 541.552.2050
TTY: 800.735.2900

Notice is hereby given that a PUBLIC HEARING on the following request with respect to the ASHLAND LAND USE ORDINANCE will be held before the ASHLAND PLANNING COMMISSION on meeting date shown above. The meeting will be at the ASHLAND CIVIC CENTER, 1175 East Main Street, Ashland, Oregon.

A copy of the application, including all documents, evidence and applicable criteria are available online at "What's Happening in my City" at <https://gis.ashland.or.us/developmentproposals/>. Copies of application materials will be provided at reasonable cost, if requested. Application materials may be requested to be reviewed in-person at the Ashland Community Development & Engineering Services Building, 51 Winburn Way, via a pre-arranged appointment by calling (541) 488-5305 or emailing planning@ashland.or.us.

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, either in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.

During the Public Hearing, the Chair shall allow testimony from the applicant and those in attendance concerning this request. The Chair shall have the right to limit the length of testimony and require that comments be restricted to the applicable criteria. Unless there is a continuance, if a participant so requests before the conclusion of the hearing, the record shall remain open for at least seven days after the hearing.

If you have questions or comments concerning this request, please feel free to contact Veronica Allen at 541-488-5305 or planning@ashland.or.us.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at 541-488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (28 CFR 35.102.-35.104 ADA Title I).

OUTLINE PLAN SUBDIVISION APPROVAL (AMC 18.3.9.040.A.3)

Approval Criteria for Outline Plan. The Planning Commission shall approve the outline plan when it finds all of the following criteria have been met.

- a. The development meets all applicable ordinance requirements of the City.
- b. Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.
- c. The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the open space, common areas, and unbuildable areas.
- d. The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.
- e. There are adequate provisions for the maintenance of open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.
- f. The proposed density meets the base and bonus density standards established under this chapter.
- g. The development complies with the Street Standards.
- h. The proposed development meets the common open space standards established under section [18.4.4.070](#). Common open space requirements may be satisfied by public open space in accordance with section [18.4.4.070](#) if approved by the City of Ashland.

APPROVAL CRITERIA FOR FINAL PLAN

18.3.9.040.B.5

Final Plan approval shall be granted upon finding of substantial conformance with the Outline Plan. This substantial conformance provision is intended solely to facilitate the minor modifications from one planning step to another. Substantial conformance shall exist when comparison of the outline plan with the final

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plan meets all of the following criteria.

- a. The number of dwelling units vary no more than ten percent of those shown on the approved outline plan, but in no case shall the number of units exceed those permitted in the outline plan.
- b. The yard depths and distances between main buildings vary no more than ten percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this Ordinance.
- c. The open spaces vary no more than ten percent of that provided on the outline plan.
- d. The building size does not exceed the building size shown on the outline plan by more than ten percent.
- e. The building elevations and exterior materials are in conformance with the purpose and intent of this ordinance and the approved outline plan.
- f. That the additional standards which resulted in the awarding of bonus points in the outline plan approval have been included in the final plan with substantial detail to ensure that the performance level committed to in the outline plan will be achieved.
- g. The development complies with the Street Standards.
- h. Nothing in this section shall limit reduction in the number of dwelling units or increased open space provided that, if this is done for one phase, the number of dwelling units shall not be transferred to another phase, nor the open space reduced below that permitted in the outline plan.

CONDITIONAL USE PERMITS (See <https://ashland.municipal.codes/LandUse/18.5.4.050>)

A Conditional Use Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

1. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.
2. That adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the development, and adequate transportation can and will be provided to the subject property.
3. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone, pursuant with subsection 18.5.4.050.A.5, below. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone.
 - a. Similarity in scale, bulk, and coverage.
 - b. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
 - c. Architectural compatibility with the impact area.
 - d. Air quality, including the generation of dust, odors, or other environmental pollutants.
 - e. Generation of noise, light, and glare.
 - f. The development of adjacent properties as envisioned in the Comprehensive Plan.
 - g. Other factors found to be relevant by the approval authority for review of the proposed use.
4. A conditional use permit shall not allow a use that is prohibited or one that is not permitted pursuant to this ordinance.
5. For the purposes of reviewing conditional use permit applications for conformity with the approval criteria of this subsection, the target uses of each zone are as follows.
 - a. **WR and RR.** Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - b. **R-1.** Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - c. **R-2 and R-3.** Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.
 - d. **C-1.** The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.
 - e. **C-1-D.** The general retail commercial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 1.00 gross floor to area ratio, complying with all ordinance requirements.
 - f. **E-1.** The general office uses listed in chapter 18.2.2 Base Zones and Allowed Uses, developed at an intensity of 0.35 floor to area ratio, complying with all ordinance requirements; and within the Detailed Site Review overlay, at an intensity of 0.50 floor to area ratio, complying with all ordinance requirements.

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ratio, complying with all ordinance requirements.

- g. **M-1.** The general light industrial uses listed in chapter 18.2.2 Base Zones and Allowed Uses, complying with all ordinance requirements.
- h. **CM-C1.** The general light industrial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.50 gross floor to area ratio, complying with all ordinance requirements.
- i. **CM-OE and CM-MU.** The general office uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area, complying with all ordinance requirements.
- k. **CM-NC.** The retail commercial uses listed in chapter 18.3.2 Croman Mill District, developed at an intensity of 0.60 gross floor to area ratio, complying with all ordinance requirements.
- l. **HC, NM, and SOU.** The permitted uses listed in chapters 18.3.3 Health Care Services, 18.3.5 North Mountain Neighborhood, and 18.3.6 Southern Oregon University District, respectively, complying with all ordinance requirements.

TREE REMOVAL PERMIT (AMC 18.5.7.040.B)

Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

- a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
- b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.
- c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.
- d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
- e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

EXCEPTION TO STREET STANDARDS **18.4.6.020.B.1**

Exception to the Street Design Standards. The approval authority may approve exceptions to the standards section in 18.4.6.040 Street Design Standards if all of the following circumstances are found to exist.

- a. There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site or proposed use of the site.
- b. The exception will result in equal or superior transportation facilities and connectivity considering the following factors where applicable.
 - i. For transit facilities and related improvements, access, wait time, and ride experience.
 - ii. For bicycle facilities, feeling of safety, quality of experience (i.e., comfort level of bicycling along the roadway), and frequency of conflicts with vehicle cross traffic.
 - iii. For pedestrian facilities, feeling of safety, quality of experience (i.e., comfort level of walking along roadway), and ability to safety and efficiency crossing roadway.
- c. The exception is the minimum necessary to alleviate the difficulty.
- d. The exception is consistent with the Purpose and Intent of the Street Standards in subsection 18.4.6.040.A.

COMMUNITY DEVELOPMENT DEPARTMENT

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Staff Report

**ASHLAND PLANNING DEPARTMENT
STAFF REPORT**

Before the Planning Commission – January 13, 2025

PLANNING ACTION: PA-T2-2025-00065
OWNER: Rogue Holdings
APPLICANT: Rogue Planning & Development Services, LLC

LOCATION: 431 N Main Street (391E05DA7300)
ZONE DESIGNATION: R-2
COMP. PLAN DESIGNATION: Multi-Family Residential

ORDINANCE REFERENCES:

18.2.4	General Regulations for Base Zones
18.2.5	Standards for Residential Zones
18.3.9	Performance Standards Overlay
18.4.2	Building Placement, Orientation, and Design
18.4.3	Parking, Access, and Circulation
18.4.5	Tree Preservation and Protection
18.4.6	Exception to Street Design Standards
18.5.1	General Review Procedures
18.5.3	Land Divisions & Property Line Adjustments
18.5.4	Conditional Use Permits
18.5.7	Tree Removal Permits
18.6.1	Definitions

APPLICATION DATE: December 8, 2025
PUBLIC NOTICE: December 23, 2025
MEETING DATE: January 13, 2025
120-DAY DEADLINE: May 5, 2026

PROPOSAL: 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 a Conditional Use Permit to exceed the Maximum Permitted Floor Area (MPFA) in a Historic District for each lot, a request to remove a significant tree 33-inch in diameter at breast height (DBH) (*Ailanthus altissima*, Tree of Heaven) and a request for an Exception to the Street Design Standards to not install standard street improvements due to the existing sidewalk and site constraints.

I. Introduction

Site Description

The subject property is Tax Lot #7300, addressed as 431 North Main Street, of Assessor's Map 39-1E-05-DA. The property is 0.35 acres and zoned R-2 (Multi-Family Residential). Tax Lot #7300 was created in the 1800's in its current size and rectangular shape with approximately 67 feet of street frontage on N Main Street and 215.57 feet of frontage on Nursery Street. The property

is located within the Skidmore Academy Historic District; the existing eight-unit house was constructed in the late 1800's or early 1900's and is considered "Eligible/Contributing" in the Skidmore Academy Historic District survey document.

The driveways serving Tax Lot #7300 are located off Nursery Street on the north side of the property. The site currently has three curb cuts, none of which are paved or graveled. These driveways are non-conforming with respect to their number, width, and surface material. The applicant proposes to remove the easternmost curb cut, shift the westernmost curb cut further to the west, and create two new curb cuts for the proposed Lots 2 and 3 to allow for the required separation between driveways. Existing frontage improvements along both Nursery Street and North Main Street consist of approximately five-foot wide curb-tight sidewalks within the public right-of-way (ROW) with no street trees or park-row planting strips. The application includes a request for an Exception to the Street Design Standards to retain the existing curb-tight sidewalk without installing a park row planting strip or widening of the sidewalks.

II. Performance Standards Option (PSO) Subdivision – Outline and Final Plan

The Land Use Ordinance provides a Performance Standards Option (PSO) for subdivisions in AMC Chapter 18.3.9. The purpose of the chapter is provided in AMC 18.3.9.010, which states:

The purpose of this chapter is to allow an option for more flexible design than is permissible under the conventional zoning codes. The design should stress energy efficiency, architectural creativity, and innovation; use the natural features of the landscape to their greatest advantage; provide a quality of life equal to or greater than that provided in developments built under the standard zoning codes; be aesthetically pleasing; provide for more efficient land use; and reduce the impact of development on the natural environment and neighborhood.

1) Applicability

The subject property is not located within the mapped PSO overlay; however, Ashland Municipal Code Chapter 18.3.9 allows use of the Performance Standards Option outside of the overlay for properties zoned R-2, R-3, or CM (AMC 18.3.9.030.D.2). The subject property is zoned R-2 and is therefore eligible to utilize the PSO subdivision option. The proposal applies the flexibility of the PSO standards to achieve efficient land use while remaining subject to the applicable performance standards and approval criteria of Chapter 18.3.9.

2) Performance Standards Option (PSO) Subdivision – Outline Plan Approval

The proposed subdivision will create four residential lots. The application also requests an Exception to the Street Design Standards to not install standard street frontage improvements and to instead retain the existing curb-tight sidewalk.

The approval criteria for Outline Plan include eight items which are summarized as follows:

- 1) The development meets all applicable ordinance requirements of the city.
- 2) Adequate key City facilities can be provided including water, sewer, paved access.
- 3) The natural features, such as wetlands and large trees, are included in unbuildable areas.
- 4) The development of the land will not prevent adjacent land from being developed.

- 5) There are adequate provisions for the maintenance of common open space.
- 6) The proposed density meets the base and bonus density standards.
- 7) The development complies with the street standards.
- 8) The proposed development meets the common open space standards.

The application materials include written findings and supporting documentation that address each of the eight approval criteria required for Outline Plan approval. Each of these approval criteria is briefly discussed below and identifies recommended conditions of approval for Planning Commission consideration to ensure compliance with the applicable standards.

The first approval criterion is that *“the development meets all applicable ordinance requirements of the city.”* The application materials explain that the proposal utilizes the Performance Standards Option Chapter 18.3.9, and that the development demonstrates compliance with the standards from AMC 18.3.9.050 – 18.3.9.080. The application materials emphasize that as a Performance Standards Options proposal, the application is not required to meet the minimum lot size, lot width, lot depth or setback standards of part 18.2. The applicant has provided written findings addressing each of the approval criteria in detail, and by their reference the applicant’s findings are incorporated herein as if set out in full.

For a Performance Standards Option Subdivision, standard setbacks only apply to the perimeter of the parent parcel. Here, these setbacks for the parent parcel would be based on the north property line as a side yard abutting a street, the south property line as a side yard, the west property line as the rear yard, and the east property line as the front yard. Additionally, typical setbacks for a historic district are 20 feet for the front yard, six-feet for side yards, ten-feet for a side yard abutting a public street, and ten-feet per story or five-feet per half story for rear yards. In this case, the parent parcel’s 20-foot front yard setback would apply to both the parent parcel perimeter (East) and the Northern lot lines for the newly proposed Lots 1-3.

In addition to parent parcel perimeter setbacks, PSO developments must also comply with the minimum separation requirements of [AMC 18.3.9.070](#). The separation between two buildings must be at least half of the height of the tallest building, where building height is measured at the two closest exterior walls, and the maximum required separation is 12 feet. Submittals indicate a separation of approximately 12 feet is proposed between buildable envelopes. Final building permit submittals will be required to demonstrate compliance with this standard, as conditioned below.

Solar Access standards in a Performance Standard Options Subdivision provide for two options to address solar access, either:

- A. [New lots shall be designed to permit the location of a 21-foot high structure with a setback which does not exceed 50 percent of the lot's north-south lot dimension](#)
or;
- B. [A solar envelope shall be used to define the height requirements that will protect the applicable solar access standard](#)

In this proposal the applicant has indicated how each lot will meet the solar access performance standard outlined in A above: *“All lots will meet the solar requirement due to the public rights-of-*

way to the north of the property which allow for a 55' setback for a 30' tall structure, where a 51' ROW exists."

Given the width of the public right-of-way to the north and the applicable setback requirements, staff concurs that development of the subject properties can readily comply with Solar Access Standard A. Verification of compliance will be required at the building permit stage, and a condition of approval is recommended to require that all building permit submittals demonstrate compliance with this standard.

Each of the four new residential lots as proposed are sized as follows:

- Lot 1 is 3,610 SF
- Lot 2 is 3,172 SF
- Lot 3 is 3,172 SF
- Lot 4 is 5,213 SF

The application requests a Conditional Use Permit (CUP) for each lot to exceed their allowed Maximum Permitted Floor Area (MPFA) based on lot size. Calculations for each lot have been provided. The applicant is requesting a Conditional Use Permit to allow the full 25 percent increase in Maximum Permitted Floor Area for each of the four lots, which, if approved by the Planning Commission would allow building sizes as follows:

- Lot 1 up to 1,851.93 square feet
- Lot 2 up to 1,687.5 square feet
- Lot 3 up to 1,687.5 square feet
- Lot 4 up to 2,401.89 square feet

The proposal is for Lots 1-3 to have residences approximately 1,683 square feet in area. The applicant describes the development on Lot 4 as 2,352 square foot single-family residence built as a six-bedroom single-room occupancy (SRO) unit, which is treated as one dwelling unit for density purposes under State House Bill 2138. The original submittals had Lots 2 & 3 as having 1,690 square foot residences but these were modified to be within the 25 percent overage allowance available through a CUP. If the Planning Commission approves the four Conditional Use Permits as proposed along with the proposed condition addressing the MPFA for the four lots, then the MPFA standard will be addressed.

The second approval criterion is that *"Adequate key city facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a city facility to operate beyond capacity."* The subject property fronts on North Main Street and Nursery Street, which contain all city utilities including water, sewer, storm drainage and electricity. The Public Works/Engineering Department has reviewed the proposal and has identified no concerns regarding the capacity of any of these services for the four lots. Both streets are paved and have a curb-tight sidewalk along the property's frontage. More specific details regarding street standards are addressed in the sixth approval criterion below.

The utility plan provided shows sewer, storm drainage, and water being installed to each of the individual lots. In staff's assessment, there is adequate information in the submitted materials to support a finding that this criterion has been satisfied.

The third approval criterion is that *"The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the common open space, common areas, and unbuildable areas."* The application includes a tree inventory for all trees greater than six-inches in diameter at breast height (DBH); each tree on the inventory includes a circle depicting the tree's arborist-identified critical root zone (CRZ) which equates to one-foot in radius for every inch of the tree's diameter at 54-inches above the ground. The plan shows that one significant tree (*i.e. conifers having a trunk 18 caliper inches or larger in DBH, or deciduous trees having a trunk 12 caliper inches in DBH*) and one dead tree are proposed for removal. The significant tree proposed for removal is an invasive Tree of Heaven located just outside of the building envelopes of the proposed residences. However, due to its size, the upper canopy and lateral branches extend directly into and over the buildable area, which the applicant states *"restricts feasible siting of dwellings."*

In preliminary on-site assessment by staff, the tree has a significant cavity near the base of the trunk, and codominant stems growing into the overhead powerlines which would need to be trimmed, and seems a likely candidate for removal. Staff will provide a more detailed recommendation with regard to the tree in the presentation at the hearing.

The fourth approval criterion is that *"The development of the land will not prevent adjacent land from being developed for the uses shown in the comprehensive plan."* The subject property is surrounded by fully built-out and developed lots with single family homes, multi-family developments, and town homes. Staff conclude that based on the existing pattern of development and topography that findings can be made that the proposal will not prevent adjacent land from being developed as envisioned in the comprehensive plan.

The fifth approval criterion is that *"There are adequate provisions for the maintenance of common open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project."* The application is not proposing common open space or common areas, and staff would note that common open space is only a requirement when the base density for a PSO development is ten units or more, which exceeds the density proposed in this application.

The sixth approval criterion is that *"The proposed density meets the base and bonus density standards established under this chapter."* The application explains that the property is 0.35 acres, and that the PSO standards allow for 3.6 dwelling units (du)/acre in the R-2 zone which calculates to a base density of 4.5 [$13.5 \text{ du/acre} \times 0.35 \text{ acres} = 4.725 \text{ du}$]. The proposal includes four dwelling units, which is within the allowed base density. The application materials do not propose utilizing any density bonuses, as such staff have determined that findings can be made that the proposed density of four total residential lots meets the base and bonus density standards.

The seventh approval criterion is that *"The development complies with the street standards."* The current street standards require 47 feet as the minimum right of way (ROW) width for a

neighborhood street with 22 feet of pavement curb-to-curb plus park row planting strips, street trees and sidewalks. The applicant proposes granting a future right-of-way improvement easement as part of the subdivision, rather than dedicating additional right-of-way, in order to preserve the City's ability to widen sidewalks or improve the roadway if full street improvements are undertaken in the future. The proposal does not include construction of those improvements at this time. Instead, the applicant requests an Exception to the Street Design Standards to retain the existing curb-tight sidewalk in its current location, rather than reconstructing the frontage or adding a park row planting strip. Approval of the requested Exception to the Street Design Standards would allow this approval criterion to be met.

The eighth and final approval criterion is that "*The proposed development meets the common open space standards.*" In this instance, no open space dedication is required for a subdivision of less than ten lots.

3) Final Plan Approval

The approval criteria for Final Plan are intended to ensure substantial conformance between Outline plan approval and Final Plan approval when the two are requested as separate procedural steps. Where the two are allowed to be filed concurrently, as is the case here, there is no procedural separation between the two and the concurrent Final Plan proposal is identical to the Outline Plan in terms of number of dwelling units, yard depths, common open spaces, standards resulting in density bonuses, and street standards. Based on the concurrent request for Outline and Final Plan approval, the Planning Commission may safely conclude that findings can be made that all Final Plan approval criteria are satisfied.

4) Conditional Use Permit – Maximum Permitted Floor Area

More than twenty years ago, community concerns were raised that the construction of large homes in Ashland's National Register of Historic Places-listed historic districts did not necessarily reflect the scale and identity of the surrounding neighborhoods. The city responded by adopting a Maximum Permitted Floor Area (MPFA) Ordinance which sets a limit on the permitted floor area for residential properties in the historic districts based on lot size and the number of units proposed.

The ordinance as adopted includes a provision that an applicant may request a Conditional Use Permit (CUP) in order to exceed the MPFA by up to 25 percent. CUP review provides a mechanism to consider the adverse impacts of a proposal on the impact area and address them through the imposition of conditions.

AMC 18.4.2.050.A.2.b provides that, "*If a development requires a Type I, II, or III review procedure (e.g., Site Design Review, Conditional Use Permit) and involves new construction, or restoration and rehabilitation, or any use greater than a single-family use, the authority exists in the law for the Staff Advisor and the Planning Commission to require modifications in the design to match these standards. In this case the Historic Commission [Historic Preservation Advisory Committee] advises both the applicant and the Staff Advisor or other City decision maker.*"

The CUP process provides a mechanism for the Historic Preservation Advisory Committee (HPAC) to review an application in light of the Historic District Development Standards found in AMC 18.4.2.050 and make specific recommendations to the Staff Advisor and Planning

Commission. This is an instance where HPAC recommendations can be required as conditions of approval even for single family residential applications.

The Historic Preservation Advisory Committee (HPAC) is scheduled to meet at its regular January 7, 2026 meeting, following completion of this staff report and prior to the Planning Commission hearing on January 13, 2026. Any recommendations from HPAC will be conveyed to the Planning Commission as part of the staff presentation.

In staff's assessment, the proposed demolition of the existing historic structure establishes the context for evaluating the compatibility of new development on the site. The surrounding area includes a mix of newer residential development, including attached townhouse style residences, and staff anticipates that with incorporation of recommended conditions, particularly those addressing design compatibility as advised by the Historic Preservation Advisory Committee, the proposed buildings can relate appropriately to the surrounding neighborhood and historic district. The proposal includes a mix of housing types consisting of three single family residences and one residential building to be used as a six-room single room occupancy (SRO). Staff is supportive of the inclusion of an SRO, as this housing type helps address a documented need for smaller, more attainable housing options and contributes to housing diversity within the community.

5) Tree Removal

As discussed above, the application includes a request to remove one significant tree and one dead tree, due to proximity to the identified building envelopes. The applicant's narrative states that, *"Removal is necessary to achieve compliance with applicable development standards, ensure adequate building area, and prevent future conflicts with overhead utilities."* Staff will review the application with the Tree Management Advisory Committee (TMAC) and will bring a detailed recommendation with regard to the tree removal request to the Planning Commission hearing.

6) Exception to the Street Design Standards

As described above, the frontages along Nursery Street and North Main Street are improved with curb-tight sidewalks approximately 5 to 5.5 feet in width, where a 7-foot sidewalk and a park row with street trees are otherwise required. Bringing the right-of-way into full compliance with current standards would require additional right-of-way dedication on the subject property to accommodate a park row and street trees. However, even with such dedication, the steep grade immediately behind the existing sidewalk along North Main Street and the presence of existing street improvements, including a street light, would make construction of full standard frontage improvements difficult and could disrupt the continuity of the existing sidewalk connection to the south. The Public Works/Engineering Department has also indicated that even a minor change to the sidewalk width would trigger a very involved full replacement of the new pedestrian crosswalk ramp recently installed by the Oregon Department of Transportation (ODOT) at the corner of North Main and Nursery Streets.

In [AMC 18.4.6.040.A.2](#), the Street Design Standards provide:

All streets (are to) have parkrows and sidewalks on both sides. In certain situations where the physical features of the land create severe constraints, or natural features should be preserved, exceptions may be made. Exceptions could result

in construction of meandering sidewalks, sidewalks on only one side of the street, or curbside sidewalk segments instead of setback walks. Exceptions should be allowed when physical conditions exist that preclude development of a public street, or components of the street. Such conditions may include, but are not limited to, topography, wetlands, mature trees, creeks, drainages, rock outcroppings, and limited right-of-way when improving streets through a local improvement district (LID).

The standards explicitly provide for exceptions for topography and for LID's where limited right-of-way is available. As such, in staff's assessment, the applicant's request for an exception and dedication of an improvement easement can be found to be addressed.

7) Public Input

Notice was posted at the property frontages and mailed to all properties within 200 feet on December 23, 2025. As this staff report is being prepared, no public comments on the application have yet been received.

8) Procedural – Approval Criteria

1) Outline Plan

AMC 18.3.9.040.a.3. *Approval criteria for outline plan. The planning commission shall approve the outline plan when it finds all of the following criteria have been met:*

A. The development meets all applicable ordinance requirements of the city.

B. Adequate key city facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a city facility to operate beyond capacity.

C. The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the common open space, common areas, and unbuildable areas.

D. The development of the land will not prevent adjacent land from being developed for the uses shown in the comprehensive plan.

E. There are adequate provisions for the maintenance of common open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.

F. The proposed density meets the base and bonus density standards established under this chapter.

G. The development complies with the street standards.

H. The proposed development meets the common open space standards established under section 18.4.4.070. Common open space requirements may be satisfied by public open space in accordance with section 18.4.4.070 if approved by the city of Ashland.

2) Final Plan

AMC 18.3.9.040.B.5. *Approval Criteria for Final Plan. Final plan approval shall be granted upon finding of substantial conformance with the outline plan. This substantial conformance provision is intended solely to facilitate the minor modifications from one planning step to another. Substantial conformance shall exist when comparison of the outline plan with the final plan meets all of the following criteria:*

- a. The number of dwelling units vary no more than ten percent of those shown on the approved outline plan, but in no case shall the number of units exceed those permitted in the outline plan.*
- b. The yard depths and distances between main buildings vary no more than ten percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this ordinance.*
- c. The common open spaces vary no more than ten percent of that provided on the outline plan.*
- d. The building size does not exceed the building size shown on the outline plan by more than ten percent.*
- e. The building elevations and exterior materials are in conformance with the purpose and intent of this ordinance and the approved outline plan.*
- f. That the additional standards which resulted in the awarding of bonus points in the outline plan approval have been included in the final plan with substantial detail to ensure that the performance level committed to in the outline plan will be achieved.*
- g. The development complies with the street standards.*
- h. Nothing in this section shall limit reduction in the number of dwelling units or increased open space; provided, that if this is done for one phase, the number of dwelling units shall not be transferred to another phase, nor the common open space reduced below that permitted in the outline plan.*

3) Exception to the Street Standards

AMC 18.4.6.020.B.1. *Exception to the Street Design Standards. The approval authority may approve exceptions to the street design standards in section 18.4.6.040 if the circumstances in either subsection B.1.a or b, below, are found to exist.*

- a. There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site or proposed use of the site; and the exception is the minimum necessary to alleviate the difficulty; and the exception is consistent with the purpose, intent, and background of the street design standards in subsection 18.4.6.040.A; and the exception will result in equal or superior transportation facilities and connectivity considering the following factors where applicable:*
 - i. For transit facilities and related improvements, access, wait time, and ride experience.*
 - ii. For bicycle facilities, feeling of safety, quality of experience (i.e., comfort level of bicycling along the roadway), and frequency of conflicts with vehicle cross traffic.*

iii. For pedestrian facilities, feeling of safety, quality of experience (i.e., comfort level of walking along roadway), and ability to safely and efficiently cross roadway; or

b. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purposes, intent, and background of the street design standards in subsection 18.4.6.040.A.

4) Conditional Use Permit

A. Approval Criteria. A Conditional Use Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

1. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.

2. That adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the development, and adequate transportation can and will be provided to the subject property.

3. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone, pursuant with subsection 18.5.4.050.A.5, below. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone.

a. Similarity in scale, bulk, and coverage.

b. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.

c. Architectural compatibility with the impact area.

d. Air quality, including the generation of dust, odors, or other environmental pollutants.

e. Generation of noise, light, and glare.

f. The development of adjacent properties as envisioned in the Comprehensive Plan.

g. Other factors found to be relevant by the approval authority for review of the proposed use.

4. A conditional use permit shall not allow a use that is prohibited or one that is not permitted pursuant to this ordinance.

5. For the purposes of reviewing conditional use permit applications for conformity with the approval criteria of this subsection, the target uses of each zone are as follows.

c. R-2 and R-3. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.

5) Tree Removal

AMC 18.5.7.040.B.2. *Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.*

a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.3.10.

b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.

c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.

d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.

e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

III. Conclusion and Recommendations

In staff's assessment, the application can be found to satisfy all applicable criteria and standards as detailed above. Staff recommend that the Planning Commission approve the Outline and Final Plan for the proposed four-lot subdivision, approve four Conditional Use Permits to allow up to 25 percent increase in Maximum Permitted Floor Area (MPFA) in a Historic District, approve the requested Exception to the Street Design Standards, and approve the request to remove once significant tree subject to the recommended conditions of approval below:

- 1) All proposals of the applicant shall be conditions of approval unless otherwise specifically modified herein.
- 2) All recommendations of the Ashland Historic Preservation Advisory Committee, where consistent with the applicable ordinances and standards and with final approval of the Staff Advisor, shall be conditions of approval unless otherwise modified herein.
- 3) Any excavation within the critical root zone of protected trees shall be supervised by the project arborist. No construction shall occur within the tree protection zone including dumping or storage of materials such as building supplies, soil, waste, equipment, or parked vehicles. Replacement trees to mitigate the trees removed shall be planted and irrigated according to the approved plan.

- 4) Permits shall be obtained from the Ashland Public Works Department prior to any additional work in the public right of way or any modification or creation of curb cuts.
- 5) Requirements of the Ashland Fire Department shall be met, including that all addressing shall be approved prior to being installed, that fire apparatus access be provided, and that a fuel break is required.
- 6) Prior to any site work, tree removal, building demolition, bringing combustible materials onto the property, and/or storage of materials:
 - a. A Verification Permit shall be applied for and approved by the Ashland Planning Division. The Verification Permit is to inspect the identification of the tree(s) to be removed and the installation of tree protection fencing for the trees to be retained on and adjacent to the site. The tree protection shall be chain link fencing six feet tall and installed in accordance with 18.4.5.030. The tree protection fencing and any temporary erosion control measures (i.e. silt fence and straw bale barriers) shall be installed according to the approved plan and be inspected and approved by the Ashland Planning Department.
 - b. A final Fire Prevention and Control Plan addressing the General Fuel Modification Area requirements in AMC 18.3.10.100.A.2 of the Ashland Land Use Ordinance shall be provided, and any new landscaping proposed shall comply with these standards and shall not include plants listed on the Prohibited Flammable Plant List per Resolution 2018-028.
- 7) A final survey plat shall be submitted for the review and approval of the City of Ashland within 18 months of this Final Plan approval. Prior to submittal of the final subdivision survey plat for signature:
 - a. All easements including but not limited to public and private utilities, public pedestrian and public bicycle access, drainage, irrigation, and fire apparatus access, and any future right-of-way improvement easements proposed as part of this approval, shall be indicated on the final subdivision plat submittal for review by the Planning, Engineering, Building and Fire Departments.
 - b. Subdivision infrastructure improvements including but not limited to utilities and driveways shall be completed according to approved plans, inspected and approved.
 - c. Electric services shall be installed underground to serve all lots, inspected and approved. The final electric service plan shall be reviewed and approved by the Ashland Electric, Building, Planning and Engineering Divisions prior to installation.
 - d. The sanitary sewer laterals and water services including connection with meters at the street shall be installed to serve all lots within the applicable phase, inspected and approved.
- 8) Prior to building permit submittal:
 - a. The storm drainage plan shall be designed, constructed and maintained in a manner that will avoid erosion on-site and to adjacent and downstream properties in accordance with 18.3.10.090.C.1.f. If an alternate storm water system such as a dry well system, detention pond and leach field is used, the alternate system shall be

designed by a registered engineer or geotechnical expert. The storm drainage plan shall be submitted for review and approval to the Ashland Engineering, Building and Planning Divisions prior to application for a building permit.

- b. The new driveway approaches shall be permitted through the Engineering Division and are required to be separated from existing driveways and each other by a minimum of 24-feet per City Street Standards. The driveway curb cuts shall be inspected and approved by the Engineering Division prior to signature of the final plat.
 - c. The requirements of the Ashland Fire Department, including the installation of any required fire hydrants and fire apparatus access and turnaround (hammerhead) requirements shall be complied with prior to issuance of the building permit or the use of combustible materials, whichever is applicable. Fire Department requirements shall be included on the engineered construction documents for public facilities. If a fire protection vault is required, the vault shall not be located in the sidewalk.
- 9) The building permit submittals shall include the following:
- a. Application for addresses for each new residential unit in the subdivision.
 - b. Identification of all easements, including but not limited to any public and private utility easements, mutual access easements, and fire apparatus access easements.
 - c. Solar setback calculations demonstrating that all units comply with Solar Setback Standard A in the formula $[(\text{Height} - 6) / (0.445 + \text{Slope}) = \text{Required Solar Setback}]$ and elevations or cross section drawings clearly identifying the highest shadow producing point(s) and the height(s) from natural grade.
 - d. Final lot coverage calculations demonstrating how lot coverage is to comply with the 65 percent maximum coverage allowance of the R-2 zoning district. Lot coverage includes all building footprints, driveways, parking areas and other circulation areas, and any other areas other than natural landscaping.
 - e. Storm water from all new impervious surfaces and runoff associated with peak rainfalls must be collected on site and channeled to the City storm water collection system through the curb or gutter at a public street, a public storm pipe, an approved public drainage way, or through an approved alternative in accordance with Ashland Building Division policy BD-PP-0029. On-site collection systems shall be detailed on the building permit submittals.
 - f. Verification that each new home in the subdivision complies with the Maximum Permitted Floor Area requirements as follows:
 - i. Lot 1 up to 1,851.93 square feet
 - ii. Lot 2 up to 1,687.5 square feet
 - iii. Lot 3 up to 1,687.5 square feet
 - iv. Lot 4 up to 2,401.89 square feet

- g. All fencing shall be consistent with the provisions of the “Fences and Walls” requirements in AMC 18.4.4.060. The location and height of fencing shall be identified at the time of building permit submittals, and fence permits shall be obtained prior to installation.
- 10) Prior to Certificate of Occupancy:
 - a. That street trees, 1 per 30 feet of street frontage, shall be installed on the Nursery Street and N Main Street frontages prior to the issuance of a certificate of occupancy for the single-family residences. All street trees shall be chosen from the adopted Street Tree List and shall be installed in accordance with the specifications noted in Section E of the Site Design and Use Standards. The street trees shall be irrigated.

Public Comments

From: [O.W.R. 4BFF](#)
To: [planning](#)
Subject: Ashland City Planning Per 431 N Main St build
Date: Tuesday, January 06, 2026 9:22:14 AM

[EXTERNAL SENDER]

Concern Regarding Insufficient Parking and Construction Impacts for Proposed New Development

Ashland City Planning Per 431 N Main St

Dear Members of the City Planning Commission,

I am writing to formally express my concern regarding the proposed new development located at 431 N Main St, specifically with respect to the inadequate amount of parking planned for the site and the potential impacts of construction activities on neighboring properties.

As a business owner, directly across the street, I am concerned that the current parking plan does not adequately account for the anticipated increase in residents, visitors, service vehicles, and overall traffic associated with this project. The surrounding neighborhood already experiences parking congestion, and the addition of a development with insufficient on-site parking will likely exacerbate this issue, negatively affecting residents, emergency access, and local businesses.

In addition, I own and operate the Bayberry Inn and Oregon Wellness Retreat, a lodging and wellness business whose success depends on providing guests with a quiet, restorative environment. Early-morning construction activity—particularly work beginning prior to 10:00 a.m.—would significantly disrupt our guests' ability to sleep and enjoy the peaceful experience they expect and pay for. Many of our guests travel specifically to Ashland for rest, wellness, and cultural tourism, and construction noise during early morning hours would directly undermine that experience.

Ashland's economy is built in large part on tourism and hospitality, and the city's reputation for charm, walkability, and quality lodging is essential to sustaining local businesses. Construction impacts that interfere with guest rest risk damaging not only individual businesses, but also the broader visitor experience Ashland is known for.

Insufficient parking often results in overflow onto surrounding streets, reduced accessibility, safety concerns, and diminished quality of life for existing community members. When combined with early construction noise, these impacts appear inconsistent with the city's stated goals of responsible growth, neighborhood compatibility, and support for existing local businesses.

I respectfully request that the Planning Commission reconsider the parking

requirements for this project and require the developer to provide additional on-site parking or alternative solutions that meaningfully address parking demand, such as structured parking, shared parking agreements, or a revised traffic and parking impact study.

I further request that the Commission impose construction-hour limitations as a condition of approval, including a prohibition on construction activity prior to 10:00 a.m., to ensure compatibility with adjacent lodging and residential uses. Protecting morning quiet hours is critical in a tourism-driven city where quality guest accommodations are fundamental to the local economy and community character.

To ensure compliance, I respectfully request that any construction-hour limitations be enforced through a clearly defined condition of approval, including: (1) explicit construction start-time restrictions stated in the project approval; (2) posting of permitted construction hours on-site with a designated contact person responsible for addressing complaints; and (3) a complaint and enforcement process through the City that allows for prompt investigation and corrective action in the event of violations. Establishing a clear enforcement mechanism will help protect nearby lodging and residential uses while providing certainty and accountability for both the developer and affected neighbors.

Thank you for your time and consideration of these concerns. I appreciate the opportunity to participate in the planning process and trust that the Commission will carefully weigh the long-term impacts of this development on the surrounding community and Ashland's tourism-based economy.

Sincerely,
Jacqui Mann
438 N Main St
Bayberry Inn and Oregon Wellness Retreat
541-488-1252



OBJECTION PLANNING ACTION PA-T2-2025-00065 431 NORTH MAIN STREET

From innkeeper@abigailsbandb.com <innkeeper@abigailsbandb.com>

Date Tue 1/6/2026 6:43 PM

To planning <planning@ashland.or.us>

Cc innkeeper@abigailsbandb.com <innkeeper@abigailsbandb.com>

[EXTERNAL SENDER]

Members of the City Planning Commission

We would like to formally lodge an objection to the proposed development situate at 431 North Main Street as detailed in Planning Action PA-T2-2025-00065.

We have no major objections to the proposed developments for Lots 1 2 and 3 except for those alluded to below.

However, with reference to Lot 4 we have several concerns being:

1. The proposed building we believe will be a single story 6-bedroom unit. The 6 rooms will have external doors only and no interconnectivity between rooms as has been shown on the proposed drawings.
2. There is only one kitchen / laundry area which will be common facility for all 6 rooms with only one access point from the exterior and no internal access to any other rooms,
3. There appears to be only one-bathroom available with access only from SRO2 and no other access from any other rooms.

The intention would seem to have 6 single family rooms. The plans submitted do not provide for sufficient internal access to the kitchen / bathroom facilities. It is also our understanding that there will only be one permissible kitchen area allowed in this structure.

Please clarify that the Lot 4 structure appears to be intended as a hostel type situation which could potentially have 6 different tenants. As these are single family units, we are assuming that this would result in allowing for a minimum of 1 person or a maximum of 2 persons per unit. This brings us back to our concerns listed above.

We own and operate Abigails Bed and Breakfast In which is situated on the corner of North main and Nursery Street directly opposite the proposed development.

Our main occupancy and income are summer driven and based upon Ashland's theatre season which is Ashland's busiest period for tourist traffic and other local attractions.

This development will undoubtedly create added pressure on the parking available on Nursery Street for not only our guests at Abigails Bed and Breakfast but also local and surrounding business and the potential residents of the proposed development of Lot 4 at 431 North Main Street. Insufficient parking may lead to reduced accessibility, safety concerns, and a diminished quality of life for the existing community.

We request that the planning department revisit the proposed development for Lot 4 and / or reconsider the parking requirements for this development and require the developer to provide additional on-site parking for lot 4 and/or redesign the structure proposed for lot 4 to allow for reduced potential tenancy and therefore offsite parking requirements.

With regards to the proposed demolition and construction of the entire project i.e. lots 1 2 3 & 4 and in view of the fact there are several hospitality establishments with this immediate area, we request that the developer be prohibited from commencing operations on a daily basis before 10.00am. Enforcing a delayed daily start time will be critical in our tourism driven city where quality guest accommodations and experiences are fundamental to the local economy and community character.

Thank you for your time and consideration in reviewing this objection

Regards

Adam & Susan Lemon
Innkeepers
Abigail's Bed & Breakfast Inn
451 N Main St
Ashland
OR 97520
+1 541 951 1574
innkeeper@abigailsbandb.com
www.abigailsbandb.com

Applicant Submittal

ROGUE PLANNING & DEVELOPMENT SERVICES, LLC



431 N Main

A PERFORMANCE STANDARDS SUBDIVISION

CONDITIONAL USE PERMIT TO INCREASE MPFA

**REQUEST FOR FOUR LOT
PERFORMANCE STANDARDS SUBDIVISION
And CONDITIONAL USE PERMIT TO
INCREASE MAXIMUM PERMITTED FLOOR AREA**

Property Address: 431 N Main St
Map & Tax Lot: 391E05DA, 7300

Property Owner/Applicant: Rogue Holdings LLC
870 S Oregon Street
Jacksonville, OR 97530

Surveyor: Hoffbuhr & Associates
880 Golfview Drive
Medford, OR 97504

Building Design: Karic Roberge
115 Lilly Road
Jacksonville, OR 97530

Civil Engineering: JL Engineering
Jlengineeringservices.com

Planning Consultant: Rogue Planning & Development Services
1314-B Center Dr., PMB #457
Medford, OR 97501

PROJECT PROPOSAL:

The request is for approval of an Outline and Final Plan of a four lot, Performance Standards Subdivision (AMC 18.3.9).

A Conditional Use Permit (CUP) is also requested to allow for a 25 percent increase of the allowed Maximum Permitted Floor Area (MPFA) in the historic district for each lot.

A tree removal permit is also requested for one significant tree.

Lastly, an exception to street standards to not install seven-foot landscape park row and six-foot sidewalk on North Main Street and Nursery Street to retain the existing public street frontage improvements is requested (AMC 18.4.6.020.B).

PROPERTY DESCRIPTION:

This 0.35-acre property, located within the Skidmore Historic District, offers potential for residential development under R-2 zoning. The site includes the James-Dodson House, a historic contributing structure. The structure is in very poor condition.

Property Features:

- **Location and Frontage:**
 - A corner lot with 67.5 feet of frontage on N Main and extending 215.74 feet along Nursery St, with the northwest corner situated directly across from the intersection of Nursery St and Woolen Way.
- **Existing Structures:**
 - Features a 4,945 square-foot building. The original structure was constructed in 1898 and appears to be the front, southeast portion of the structure. Significant modifications and additions were made over the years, eventually converting the residence into an six or eight-unit apartment house. The structure extends to the west and north without setbacks on the west end of the structure where the buildings are abutting the property line.
 - To the west of the main structure is a detached garage building. The garage building is 336 square feet. It is adjacent to the west property line and approximately five feet from Nursery Street.
- **Condition:**
 - The building and associated structures are in very poor condition and reflect legal nonconformity due to their setbacks relative to property lines and density criteria.
- **Infrastructure and Accessibility:**
 - Equipped with a curbside sidewalk along both Nursery St and N Main, but lacking a park row.
 - Includes three curb cuts along Nursery St, enhancing access and potential ingress/egress options.
 - Electric, water, sanitary sewer services and gas service are provided to the property. The existing structures are not connected to the storm drain system.

Zoning and Development:

- **Zoning Classification:**

- R-2 zoning permits residential development, with potential for 4 to 7 residential units. Development is contingent upon meeting historic district design review standards and density bonus criteria due to the property's historic district status.

- **Environmental Considerations:**

- The location is free of significant environmental constraints such as flood zones, hillsides, or riparian corridors.

Historical Significance:

- **Historical Context:**

- The earliest identified owner, Mrs. Mary J. James, resided here with her daughter and son-in-law, Pearl E. James Dodson and George Dodson, in 1910.
- The property has been substantially modified with a series of rear additions, transitioning it to multiple-family residential use. Known as "North Main Apartments" by 1964.

DETAILED PROPOSAL:

The request, through a Performance Standards Subdivision Option (PSO), is to divide the property into four separate lots. Three of the lots would be developed with a single-family residence, and one with a six-bedroom single room occupancy unit on Lot 4.

The applicant has also submitted a demolition permit via an economic feasibility report that addresses the estimated market value of the property on which the building lies, both before and after demolition.

Base density for this 0.35-acre lot is 4.725 dwelling units. Three single-family residences and one single room occupancy dwelling bring our proposed density to four units, fitting within the allowed base density without a density bonus. Per House Bill 2138, single room occupancy is allowed on lots that allow for single-family detached residential and are considered one dwelling unit for density purposes. Single Room Occupancy definitions and qualifications can be found in Section 6 of House Bill 2138. A floor plan and elevations are provided.

Each structure will comply with the perimeter setbacks of the parent parcel for the R-2 zone. A 10-foot per-story rear yard setback adjacent to the west property line of the parent parcel is provided. The setback from Nursery Street on the north side is 10 feet for the lot fronting North Main St, as required for side yards abutting a public right of way, while the other three lots have a 20 foot setback as this will be their frontage.. The setbacks internally between the buildings will comply with the standards

from the Performance Standards Subdivision, which allows for the setbacks to be based upon the separation between buildings. The setback from N Main on the west side is 20 feet, which complies with front yard setbacks in the Historic District. Setback from the south line will be at least 6 feet.

Garage parking is provided for each SFR lot (Lots 1-3), while the SRO will have no on-site parking.

A Conditional Use permit is being applied to all of the lots to increase the Maximum Permitted Floor Area by 25%. The residences will be built to resemble the historic characteristics of the neighborhood.

A future ROW easement is proposed along N. Main Street to allow for any future street improvements needed to achieve the standard six-foot sidewalk and seven-foot landscape buffer. A request is being made for an exception to the City's street standards along both N. Main Street and Nursery Street. The standard section requires a 6-foot sidewalk with a 7-foot landscaped parkrow, totaling 13 feet. Along N. Main Street, the existing sidewalk is approximately 5 feet 8 inches in width, and along Nursery Street the existing sidewalk is 5 feet in width. Constructing the full standard improvements at this time would create abrupt transitions and inconsistencies with the established streetscape on both frontages. To maintain continuity in the pedestrian environment and avoid unnecessary disturbance, this request seeks approval to retain the existing sidewalk widths

Summary of Proposed Lots:

1. Lot 1

- a. Size= 3,610 sf
- b. MPFA = 1,481.5 sf (+25% = 1,851.9 sf) Proposed: 1,690 sf
- c. Coverage (65%) = 2,346.5 sf
- d. Solar Slope = -1% (55' setback from 451 N Main St's south property line for 30' tall structure)
- e. This lot is subject to the parent parcel's perimeter rear-yard setback standard, which requires a 10-foot setback per story from the west property line. Although the plans do not currently depict the stepped upper-story setback, the building envelope as shown can accommodate the proposed two-story home, providing a 10-foot setback at the ground floor and a 20-foot setback for the second story, consistent with the elevation drawings.

2. Lot 2

- a. Size= 3,172 sf
- b. MPFA = 1,350 sf (+25% = 1,687.5 sf) Proposed: 1,690 sf
- c. Coverage (65%) = 2,061.8 sf

- d. Solar Slope = -1% (55' setback from 451 N Main Sts south property line for 30' tall structure)
3. Lot 3
 - a. Size= 3,172 sf
 - b. MPFA = 1,350 sf (+25% = 1,687.5 sf) Proposed: 1,690 sf
 - c. Coverage (65%) = 2,061.8 sf
 - d. Solar Slope = -1% (55' setback from 451 N Main St's south property line for 30' tall structure)
4. Lot 4
 - a. Size= 5,213 sf
 - b. MPFA = 1,921.5 sf (+25% = 2,401.9 sf) Proposed: 2,352 sf
 - c. Coverage (65%) = 3,388.5 sf
 - d. Solar Slope = -1% (55' setback from 451 N Main ST's south property line for 30' tall structure)

Conditions of existing building to be demolished:

An inspection of the existing multi-family structure was conducted by the Building Official to determine whether the building should be declared a dangerous structure. While the structure was not formally declared dangerous, the inspection revealed significant physical, structural, electrical, and life-safety deficiencies.

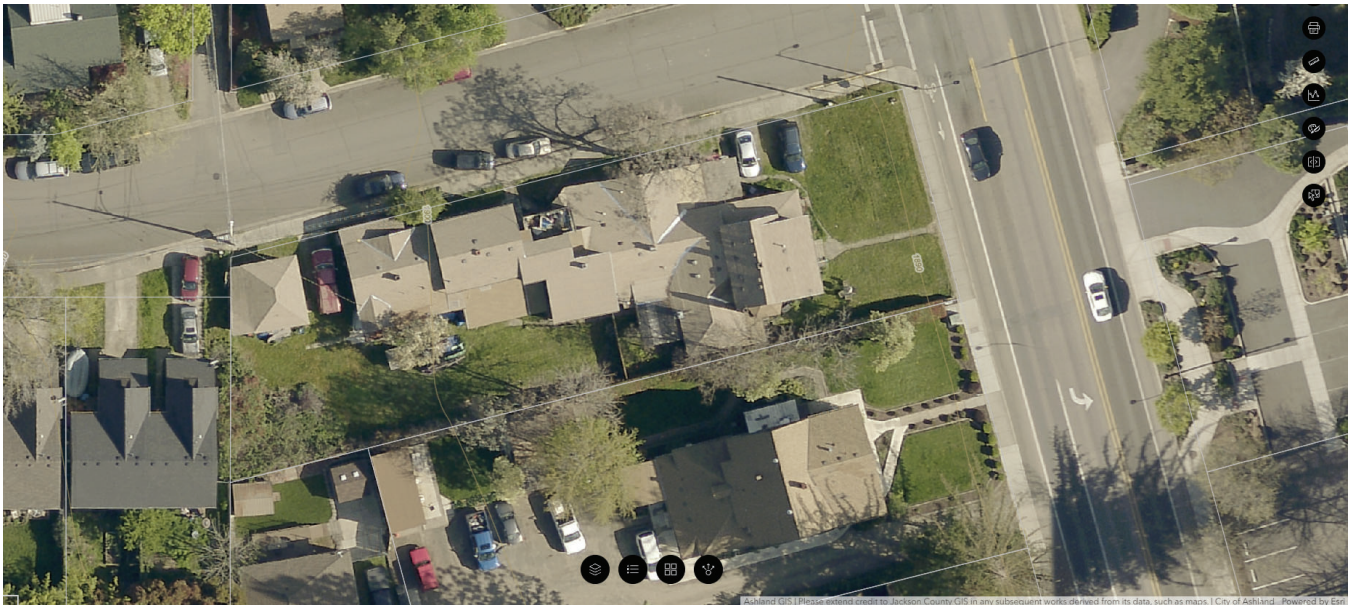
Based on the Building Official's summary:

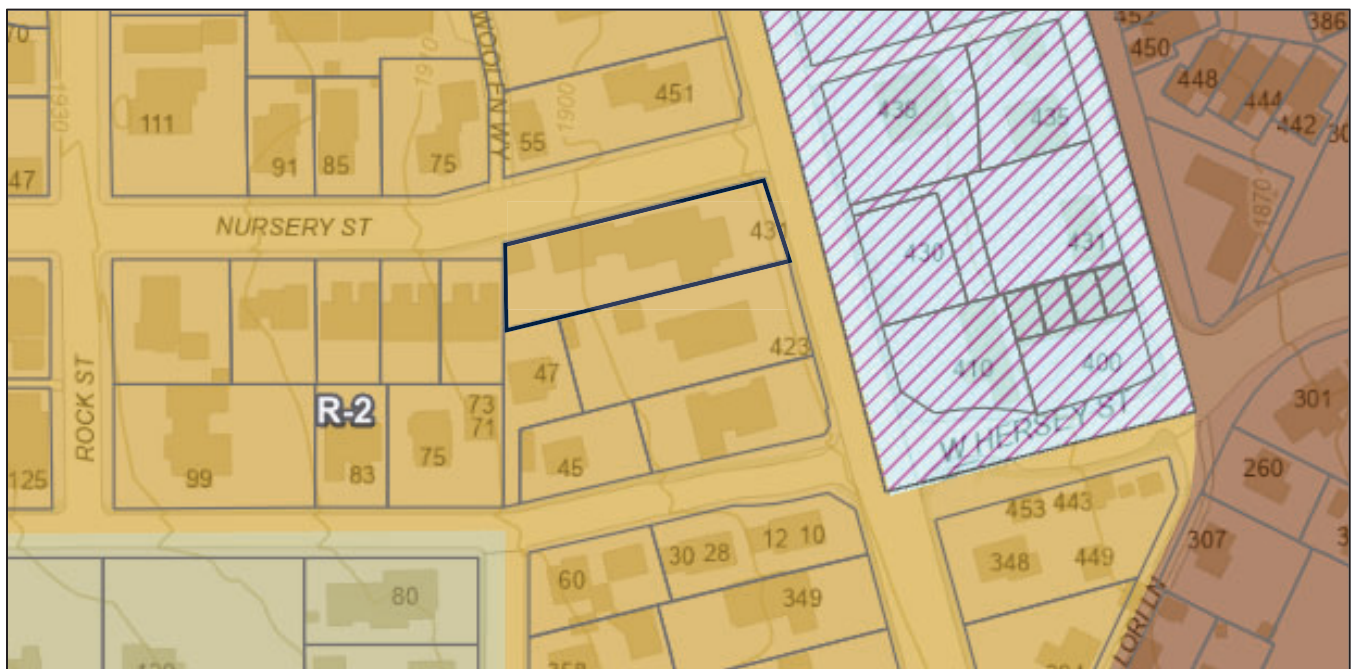
- The structure has multiple non-conforming structural tie-ins created through incremental additions over many years, making rehabilitation extremely difficult.
- Inadequate fire separations between units and open attic cavities, creating a substantial risk of rapid fire spread between dwelling units.
- Non-conforming electrical wiring, including conductors mounted directly to the exterior surface of the building without raceway protection.
- Floors throughout the structure are substantially out of level, indicating compromised and irregular framing conditions.
- The stairs accessing the second level of the north-facing unit lack adequate headroom clearance, and the upper room is directly open to neighboring attic spaces.
- The attic cavities are open to each other, with no draft stopping or fire separation of any kind.

- There are 7–8 existing chimneys, all requiring specialist evaluation, as their current condition may pose a fire hazard and may not be safely usable.
- Numerous observed conditions collectively indicate that although the building is not “beyond repair” from a structural-collapse standpoint, it is functionally non-conforming, presents multiple life-safety risks, and would require extensive reconstruction to meet current code.

These existing conditions, combined with the building’s age, piecemeal construction history, and systemic code deficiencies, support the assertion that rehabilitation would be extremely difficult and costly.

On the following pages, findings of fact addressing the criteria from the Ashland Municipal Code are provided on the following pages. For clarity, the criteria are in Times New Roman font and the applicant’s responses are in Calibri font.





FINDINGS OF FACT

PERFORMANCE STANDARDS OPTION AND PERFORMANCE STANDARDS OVERLAY REVIEW PROCEDURES AND CRITERIA

18.3.9.040

A. Outline Plan. A proposed outline plan shall accompany applications for subdivision approval under this chapter. For developments of fewer than ten lots, the outline plan may be filed concurrently with the final plan, as that term is defined in subsection 18.3.9.040.B.4. For developments of ten or more lots, prior outline plan approval is mandatory.

3. Approval Criteria for Outline Plan. The Planning Commission shall approve the outline plan when it finds all of the following criteria have been met:

- a. The development meets all applicable ordinance requirements of the City.

Finding:

The proposed development is exercising the Performance Standards Option. The development demonstrates compliance with the standards from 18.3.9.050 – 18.3.9.080 and the provisions of this chapter. The property is zoned R-2 and is allowed to utilize PSO Subdivision Standards. The other applicable sections of this ordinance, including: 18.4.3 Parking, Access, & Circulation; 18.4.6 Public Facilities; 18.4.8 Solar Access Performance Standard, 18.5.3 Land Divisions and Property Line Adjustments, etc., are addressed in these findings.

The PSO–Overlay development is subject to Chapter 18.3.9 and is not required to meet the minimum lot size, lot width, lot depth, and setback standards of part 18.2, and other standards as specifically provided by this chapter. The proposed development complies with all other applicable standards from the R-2 zone and Historic District.

b. Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.

Finding:

Adequate public utilities including water, sanitary sewer, stormwater, and electric power are available to fully serve the development. Each system has existing infrastructure adjacent to the property with capacity to accommodate the proposed residential use.

Water

Public water lines are available in the adjoining streets, and new individual water services will be installed to each lot. The public system has adequate capacity to support domestic and fire flow requirements for the development.

Sanitary Sewer

A public sanitary sewer main exists adjacent to the site, and new sewer laterals are proposed for each lot. The public wastewater system has adequate capacity for the anticipated residential load.

Stormwater

Public storm drainage infrastructure is present within the surrounding right-of-way. On-site stormwater will be managed in accordance with City requirements prior to entering the public system, which has sufficient capacity to receive runoff consistent with local standards. There are approximately 5,400 square feet of impervious surfaces on the property which provide credit to the storm water infrastructure calculations.

Electric

The Electric Distribution Plan confirms that public electric service is available along both Nursery Street and N. Main Street. The plan identifies conduits, utility poles, a transformer vault, and primary/secondary routes that will serve the project. Notes on the plan outline required installation of conduit and a transformer vault consistent with Electric Utility Design standards, ensuring adequate electrical capacity and service reliability for all new units

c. The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the common open space, common areas, and unbuildable areas.

Finding:

The site lacks natural features with the exception of one significant tree. This tree is proposed for removal and findings addressing this criteria can be found below.

d. The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.

Finding:

The development will not prevent adjacent land from being developed.

e. There are adequate provisions for the maintenance of common open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.

Finding:

Common open space is not required.

f. The proposed density meets the base and bonus density standards established under this chapter.

Finding:

Base density is 4.725 and 4 dwellings are proposed.

g. The development complies with the street standards.

Finding:

A future ROW easement is proposed along N. Main Street to allow for any future street improvements needed to achieve the standard six-foot sidewalk and seven-foot landscape buffer. A request is being made for an exception to the City's street standards along both N.

Main Street and Nursery Street. The standard section requires a 6-foot sidewalk with a 7-foot landscaped parkrow, totaling 13 feet. Along N. Main Street, the existing sidewalk is approximately 5 feet 8 inches in width, and along Nursery Street the existing sidewalk is 5 feet in width. Constructing the full standard improvements at this time would create abrupt transitions and inconsistencies with the established streetscape on both frontages. To maintain continuity in the pedestrian environment and avoid unnecessary disturbance, this request seeks approval to retain the existing sidewalk widths.

h. The proposed development meets the common open space standards established under section 18.4.4.070. Common open space requirements may be satisfied by public open space in accordance with section 18.4.4.070 if approved by the City of Ashland.

Finding:

No common open space is required.

Chapter 18.4.6

PUBLIC FACILITIES

18.4.6.020

Applicability

B. Exceptions and Variances. Requests to depart from the requirements of this chapter are subject to chapter 18.5.5, Variances, except that deviations from section 18.4.6.040, Street Design Standards, are subject to subsection B.1, Exception to the Street Design Standards, below.

1. Exception to the Street Design Standards. The approval authority may approve exceptions to the street design standards in section 18.4.6.040 if the circumstances in either subsection B.1.a or b, below, are found to exist.

a. There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site or proposed use of the site; and the exception is the minimum necessary to alleviate the difficulty; and the exception is consistent with the purpose, intent, and background of the street design standards in subsection 18.4.6.040.A; and the exception will result in equal or superior transportation facilities and connectivity considering the following factors where applicable:

i. For transit facilities and related improvements, access, wait time, and ride experience.

ii. For bicycle facilities, feeling of safety, quality of experience (i.e., comfort level of bicycling along the roadway), and frequency of conflicts with vehicle cross traffic.

iii. For pedestrian facilities, feeling of safety, quality of experience (i.e., comfort level of walking along roadway), and ability to safely and efficiently cross roadway; or

b. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purposes, intent, and background of the street design standards in subsection 18.4.6.040.A.

Finding:

This request seeks an exception to the City's street standards requiring a 6-foot sidewalk and 7-foot landscape buffer (13 feet total) along both N. Main Street and Nursery Street. The existing sidewalks—5'8" on N. Main and 5' on Nursery—are proposed to remain in their current widths and locations.

There is demonstrable difficulty in meeting the full 13-foot sidewalk and landscape buffer standard on both street frontages due to the narrow existing right-of-way widths, the established location of existing sidewalks, and the narrow configuration of the newly created lots.

Shifting improvements onto private property to achieve the full standard would remove a significant portion of the usable lot depth, constraining the size and placement of building envelopes and limiting flexibility for development. These conditions create a unique physical constraint that makes application of the standard unusually burdensome relative to typical sites with wider right-of-way conditions.

Retaining the existing sidewalk widths—5'8" on N. Main and 5' on Nursery—is the minimum necessary adjustment to allow reasonable development while still maintaining continuous pedestrian connectivity.

The purpose of the street design standards is to ensure safe, predictable, and comfortable multimodal travel while preserving the ability for streets to be upgraded to full standards in the future.

The request remains consistent with these goals because:

- Continuous pedestrian facilities remain along both frontages.
- Avoiding construction of an isolated, out-of-context full standard section maintains consistency with the existing streetscape.

- A future right-of-way easement is being dedicated along N. Main Street, ensuring that full standard improvements can occur when the corridor is improved comprehensively.
- Required building setbacks provide a naturally occurring landscape buffer that achieves the intent of a planted frontage.

Overall, the exception maintains equal or superior transportation function while minimizing unnecessary disruption and preserving long-term corridor improvement potential.

FINAL PLAN

18.3.9.040.B.

5. Approval Criteria for Final Plan. Final plan approval shall be granted upon finding of substantial conformance with the outline plan. This substantial conformance provision is intended solely to facilitate the minor modifications from one planning step to another. Substantial conformance shall exist when comparison of the outline plan with the final plan meets all of the following criteria:

- a. The number of dwelling units vary no more than ten percent of those shown on the approved outline plan, but in no case shall the number of units exceed those permitted in the outline plan.
- b. The yard depths and distances between main buildings vary no more than ten percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this ordinance.
- c. The common open spaces vary no more than ten percent of that provided on the outline plan.
- d. The building size does not exceed the building size shown on the outline plan by more than ten percent.
- e. The building elevations and exterior materials are in conformance with the purpose and intent of this ordinance and the approved outline plan.
- f. That the additional standards which resulted in the awarding of bonus points in the outline plan approval have been included in the final plan with substantial detail to ensure that the performance level committed to in the outline plan will be achieved.
- g. The development complies with the street standards.
- h. Nothing in this section shall limit reduction in the number of dwelling units or increased open space; provided, that if this is done for one phase, the number of dwelling units shall not be transferred to another phase, nor the common open space reduced below that permitted in the outline plan.

Finding:

With the concurrent proposal, there are no intended modifications between the outline and the final plan. The final plan is the same as the outline plan and is being applied for concurrently.

6. Any substantial amendment to an approved final plan shall follow a Type I procedure in section 18.5.1.040 and be reviewed in accordance with the above criteria.

Finding:

It is understood substantial amendment would require additional review.

TREE REMOVAL PERMIT CRITERIA

18.5.7.040

B. Tree Removal Permit.

2. Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

- a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.3.10.

Finding:

One significant tree is proposed for removal. The tree is a Tree of Heaven (*Ailanthus altissima*), an invasive species that is not considered desirable for long-term canopy, ecological value, or compatibility with residential development.

While the trunk is located *just outside* the building envelopes of the two proposed lots along N Main Street, the upper canopy and lateral branches extend directly into and over the buildable areas. The encroachment prevents the full use of the envelopes and restricts feasible siting of dwellings. Additionally, the tree is located directly beneath and between overhead power lines, creating

constraints for development and long-term maintenance, as well as potential conflicts with utility clearance requirements.

Removal is necessary to achieve compliance with applicable development standards, ensure adequate building area, and prevent future conflicts with overhead utilities. The three significant trees on the south neighboring parcel are unaffected by the development and will be preserved and protected.

Nine new trees are proposed as part of the subdivision improvements, seven along Nursery Street and two along N Main Street. One of these will be designated as the required mitigation tree.

- b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.

Finding:

Removing this single tree will not negatively affect erosion or soil stability. The site is generally level, and the future structures and landscaping will stabilize the area formerly occupied by the tree. No windbreak will be altered, and the three significant trees on the neighboring southern property are outside the construction area and will remain protected. Surface water flow will not be altered in a way that increases off-site impacts.

- c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.

Finding:

Removal of one Tree of Heaven will not negatively impact the overall canopy or biodiversity within 200 feet of the site. In fact, eliminating this invasive species improves long-term species diversity. Numerous mature and healthy trees exist on the adjacent parcels, including the three significant trees on the southern neighbor's property, all of which will be preserved.

- d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.

Finding:

Retaining the existing tree would constrain the buildable area of the two lots along N Main Street due to canopy encroachment and conflicts with utility lines. This would limit the ability to construct homes consistent with permitted density and dimensional standards. The proposed removal ensures that the property can be developed at its allowed density without requiring reduction or redesign that would compromise zoning compliance.

e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

Finding:

One mitigation tree will be planted in accordance with AMC 18.5.7.050. The subdivision proposes nine trees; one of the proposed trees on either Nursery Street or N Main Street will serve as the mitigation tree. The street trees will be planted in accordance with the standards and selected from the Recommended Street Tree Guide. The trees on Nursery will be smaller stature due to the overhead powerlines. Larger stature shade trees will be planted on the N Main Street façade.

CONDITIONAL USE PERMITS

18.5.4.050 Approval Criteria

A. Approval Criteria. A Conditional Use Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

1. That the use would be in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant Comprehensive plan policies that are not implemented by any City, State, or Federal law or program.

Finding:

The request is to allow a 25% increase in Maximum Permitted Floor Area (MPFA) for each of the four proposed lots through approval of a Conditional Use Permit. The proposed increase remains consistent with the development standards of the applicable zoning district, as each lot continues to comply with required setbacks, height limitations, lot coverage, and other dimensional standards. The proposed dwellings have been designed to reflect the architectural character, scale, and materials of the surrounding historic neighborhood, ensuring visual compatibility and maintaining the established streetscape pattern. The proposal also supports Comprehensive Plan policies that encourage infill development, efficient use of existing urban land, and preservation of neighborhood character.

2. That adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the development, and adequate transportation can and will be provided to the subject property.

Finding:

Adequate public facilities and infrastructure are available to serve the proposed development. The subject property is located within the city limits and is served by existing City water, sewer, and electric utilities, each of which has sufficient capacity to accommodate the additional demand generated by the proposed dwellings.

3. That the conditional use will have no greater adverse material effect on the livability of the impact area when compared to the development of the subject lot with the target use of the zone, pursuant with subsection 18.5.4.050.A.5, below. When evaluating the effect of the proposed use on the impact area, the following factors of livability of the impact area shall be considered in relation to the target use of the zone.

- a. Similarity in scale, bulk, and coverage.
- b. Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
- c. Architectural compatibility with the impact area.
- d. Air quality, including the generation of dust, odors, or other environmental pollutants.
- e. Generation of noise, light, and glare.
- f. The development of adjacent properties as envisioned in the Comprehensive Plan.
- g. Other factors found to be relevant by the approval authority for review of the proposed use.

Finding:

The proposed Conditional Use will have no greater adverse material effect on the livability of the surrounding area than would development of the subject lots with the target use of the zone. The proposal involves the construction of four dwellings consistent with the scale and intensity anticipated within the district, with a 25% increase in Maximum Permitted Floor Area authorized through this Conditional Use Permit.

Each dwelling has been designed to remain compatible in scale, bulk, and lot coverage with surrounding development. The modest increase in floor area is proportionate to the size of the individual lots and will not create a visual or spatial imbalance within the neighborhood. Traffic generated by the proposed dwellings will be comparable to that expected from typical residential uses and will not exceed the capacity of surrounding streets. The project's location supports pedestrian and bicycle connectivity, and no adverse transportation impacts are anticipated.

Architecturally, the dwellings incorporate design features, materials, and roof forms that are consistent with the established character of the neighborhood. Building elevations and massing have been thoughtfully designed to integrate with the existing streetscape and maintain the area's visual identity. The use will not generate significant dust, odors, or pollutants beyond those typical of residential construction and occupancy.

Noise, lighting, and glare associated with the use will be consistent with that of surrounding residential development. Exterior lighting will be limited to that necessary for safety and security and will be shielded to prevent off-site impacts. The project supports the development pattern envisioned in the Comprehensive Plan by providing compatible infill housing within the urban growth boundary and utilizing existing infrastructure efficiently. No other adverse impacts have been identified.

For these reasons, the proposed Conditional Use will have no greater adverse material effect on the livability of the impact area than development of the site with the target use of the zone, and therefore satisfies this criterion.

4. A conditional use permit shall not allow a use that is prohibited or one that is not permitted pursuant to this ordinance.

Finding:

The uses proposed are all allowed in this zone.

5. For the purposes of reviewing conditional use permit applications for conformity with the approval criteria of this subsection, the target uses of each zone are as follows.

- c. R-2 and R-3. Residential use complying with all ordinance requirements, developed at the density permitted by chapter 18.2.5 Standards for Residential Zones.

Finding:

The subject property is located within the R-2 zoning district, where the target use is residential development that complies with all ordinance requirements and is developed at the density permitted by Chapter 18.2.5, Standards for Residential Zones. The proposed dwellings are consistent with this

target use, as the project involves residential construction at a density permitted within the zone and in conformance with all applicable development standards. The Conditional Use Permit request for a 25% increase in Maximum Permitted Floor Area does not alter the underlying residential character or density of the project. The use remains residential in nature, compatible with surrounding properties, and consistent with the intent of the R-2 zone and applicable Comprehensive Plan policies. Therefore, the proposal meets this criterion.

18.4.2.050 Historic District Development

B. Historic District Design Standards.

The property is occupied by a historic, contributing, two story, sprawling, 6-8 unit multi-family residence. This structure is proposed for removal through a demolition permit request. The proposed redevelopment of the property complies with the historic district development standards for new construction.

Height: *The proposed structures are similar to the average height of structures in the vicinity. The proposed single dwellings are two story with less than 30-feet in height. This is similar to the two story dwellings on the adjacent property to the west. The proposed structures are less tall than the historic contributing residence across Nursery Street. The proposed SRO is a single story. The height of this structure is similar to the historic Bayberry Inn across North Main Street and less tall than the two story apartment complex structure on the adjacent property to the south.*

Scale: *The scale of the proposed structures is within the range of other dwellings in the vicinity. The limited square footage of the structures based on the MPFA is consistent with residential structures in the vicinity. The average size of the residences within the 200-foot impact area is 1,920 square feet. The proposed detached residences, each with 1,690 sf of floor area are less than the average. The proposed SRO at 2,352 sf is slightly greater than the average.*

Massing: *The mass of the detached residences is varied through the use of a compact form on the relatively small parcel. Each unit has varying roof lines, pitches and directions which breaks up the massing of the structures.*

The SRO structure has a front porch, entry doors, and a low pitch roof. The mass is in keeping with the historic massing that is presently occupying the site and similar to the historic Bayberry Inn across North Main Street.

Through the incorporation of stepped ridges, traditional gable roofs, and low-pitch angular roof forms similar to the mixture of architectural types in the immediate vicinity, the new structures all have massing that is consistent with the neighborhood development pattern.

Setback: *The setbacks for new construction comply with the standards of the zone. The performance standards subdivision standards require adherence to the parent parcel setbacks with the front as North Main Street, opposite of that is the rear property line and the sides are Nursery Street and the south property line. The new subdivision setbacks retain the parent parcel setbacks and provide for code compliant front yard setbacks for the new dwellings.*

Roof: *The proposed pitch on the new structures is the same pitch and roof style (gable and shed roofs) as the existing structure on the site to be removed and as those in the immediate vicinity. There is a mixture of vernacular I homes and craftsman styles.*

Architectural composition shingle roofs are proposed. Skylights are proposed on both roof planes of the SRO to provide additional natural light to the interior living spaces while maintaining a low-profile design.

Rhythm of Openings: *The detached residential units have a consistently spaced window and door patterns that are reflective of the rhythm of openings found on typical residential architecture that is located within this portion of the Skidmore Academy, local historic district. The windows are proposed as single-hung, vinyl windows.*

Base or Platform: *The structures show a slight concrete foundation stem wall that will be exposed. This provides a sense of a base and makes the structures appear grounded.*

Form: *The form of the new structures is consistent with multi-family dwelling development adjacent and the detached single family residences in the vicinity. The proposed designs are sensitive to the aesthetic of the homes within the Skidmore Academy Historic District.*

The dwelling have compact forms and utilize the topography of the site to reduce the visual impacts and the mass. The varied-pitch roofs and the similar window styles to the other homes in the area reduce visual impacts.

Entrances: *The primary entrances facing North Main Street have a clear entrance with a covered, front porch. There will be a walkway from the right of way to the entrance. The entrances on the residences facing Nursery Street.*

Imitation: *The proposed new structures have elements of the existing historic contributing structures on the properties within the National District Boundaries and the historic homes*

in the impact area. The proposed units utilize design elements from the various building styles in the vicinity to have similar but not imitative design as the historic structures in the area. The proposal provides exteriors with more modern material choices but elements of the past including porches, historically appropriate windows and doors.

Though there are a variety of housing styles in the vicinity. Vernacular style I homes and craftsman and American bungalow cottage style construction are the predominant styles found in the immediate vicinity. The proposed new units have elements of those design styles.

Garage Placement: *There are garages on the three detached residences. The garage is at the required 20-foot setback. Due to the limited lot depth, the garages could not be setback further to allow the front of the residence at 20-feet and the garage facade behind. The garages are single vehicle with a historic compliant door style and a lower pitch roof over the garage to minimize the size of the space.*

Attachments:

Electric Distribution Plan

Tentative Plat

Subdivision Civil and Utility Information

Proposed Building Designs



Landscape Plants

[About](#)[Latin Names](#)[Common Names](#)[Woody Plants of Oregon](#)[Woody Plant Search](#)[Additional Information](#)

Ailanthus altissima

Common name: Tree of Heaven
China-sumac
Varnishtree

Pronunciation: a-LAN-thus al-TIS-i-ma

Family: Simaroubaceae

Genus: *Ailanthus*

Type: Broadleaf

Native to (or naturalized in) Oregon: No

- › Broadleaf deciduous tree, 40-60 ft (12-18 m), upright spreading to shrubby. Bark is grayish and slightly roughened. Leaves alternate, pinnately compound, large, 50-60 cm long, 13-25 leaflets, each leaflet 7.5-13 cm long, appear entire (actually with fine marginal hairs) except for 2-4 coarse teeth near leaflet base. Dioecious - male and female trees, but some trees have both sexes and some flowers appear bisexual (have both male and female parts). Flowers small, yellow-green, in 20-40 cm long clusters; male flowers have a repulsive odor (hence its Chinese common name is Stinking Chun). Fruit (samara) 4 cm long, often bright orange-red then finally brown, persist into winter.
- › Sun. The most adaptable and pollution tolerant tree available. Withstands soot, grime, and pollution of cities, where it is common. It spreads by seeds and root suckers. Suckers may appear as much as 150 ft (45 m) from the trunk (Jacobson, 1996). Its root system is aggressive enough to cause damage to sewers and foundations. A tough tree, which some consider a weed with "no landscape value". The tree of, *A Tree Grows in Brooklyn*, a 1943 novel by Betty Smith and a 1945 movie directed by Elia Kazan.

Genus *Ailanthus*

Ailanthus altissima

- › Tree of Heaven
- › China-sumac
- › Varnishtree

- › Hardy to USDA Zone 4 Native to China, now found in Europe and naturalized over much of the U.S.
- › **Caution:** It is considered a **highly invasive species** because it is a prolific seed producer, grows rapidly, and can overrun native vegetation. Once established, it can quickly take over a site and form an impenetrable thicket. (Less tolerant plant enthusiasts have been known to call it The Tree from Hell, although there is no theological discourse in support of this claim). Reportedly the trees produce toxins that prevent the establishment of other plant species (Mergen,F. Bot. Gaz. 122:32-36 (1959); Heisey,R.M. Amer. J. Bot 77:662-670, 1988).
- › *Ailanthus*: from *ailanto*, an Indonesian name for *A. molucuanna* or *A. integrifolia*, meaning Tree of Heaven, or 'Reaching for the Sky', referring to tree height. Also a Latin superlative meaning very high or tallest; *altissima*: from *alta*, high.
- › There is also a selection, *A. altissima* f. *erythrocarpa*, that produces "bright red seeds". The name is from the Greek, *erythros*, red, and *carpos*, fruit (Jacobson, 1996).

Click image to enlarge

NON-RECOMMENDED STREET TREES

The following trees may be of value as street trees when properly located and cared for. However, they may cause or be subject to the indicated problems.

Acer macrophyllum (Big Leaf Maple)

Reason: Doesn't react well to confined root space. Leaf scorch in summer.

Aesculus species (Horse Chestnuts)

Reason: Messy; roots heave sidewalks.

Ailanthus altissima (Tree of Heaven)

Reason: Invasive root system. If used, a male tree should be chosen.

Alnus species (Alder)

Reason: Wind damage, shallow invasive roots.

Catalpa speciosa (Western Catalpa)

Reason: Bark is thin and easily damaged by mechanical impact; branches drop, pods drop during summer causing a mess and may scorch.

Cornus mas (Cornelian cherry)

Reason: Falling fruit is messy and stains sidewalks.

Fraxinus velutina 'Modesto' (Modesto Ash)

Reason: Subject to Anthracnose. Often poor branch structure.

Laburnum x watereri (Goldenchain)

Reason: Poisonous.

Morus alba (Fruitless Mulberry)

Reason: Invasive root system. Strong lateral branching.

Platanus acerifolia (Sycamore)

Reason: A tree of great beauty but has strong surface roots, subject to Anthracnose, messy, solar unfriendly.

Picea, Pseudotsuga, etc. (Evergreen Conifers)

Reason: Lateral branches tend to interfere with clearance. Mature trees dangerously self-prune lower limbs.

Quercus palustris (Pin Oak)

Reason: Lower branches tend to weep, obstruct traffic and visibility.

From: [Nicholas Beall](#)
To: [Veronica Allen](#)
Cc: [Amy Gunter](#)
Subject: Re: 431 N Main St - Tree of Heaven
Date: Thursday, December 18, 2025 2:13:07 PM
Attachments: [image001.png](#)
[A1 Cover Page lot 4.pdf](#)
[render with skylight and PTAC \(dark wood stain posts\).png](#)
[A2 Elevations lot 4.pdf](#)

[EXTERNAL SENDER]

Hi Veronica,

Its DBH is 33". We didn't have an arborist provide a report because its condition is clearly in poor condition. Attached are photos so you can see what I mean. In reviewing our photos, we also noticed that we missed one tree on the survey. It is behind the house, on the west side of the lot. However, this tree is dead (see photo of it attached). If we need an arborist report let us know and we can provide one however timing is subject to arborist availability.

Attached are the updated elevations of the SRO.







On Thu, Dec 18, 2025 at 1:50 PM Veronica Allen <veronica.allen@ashland.or.us> wrote:

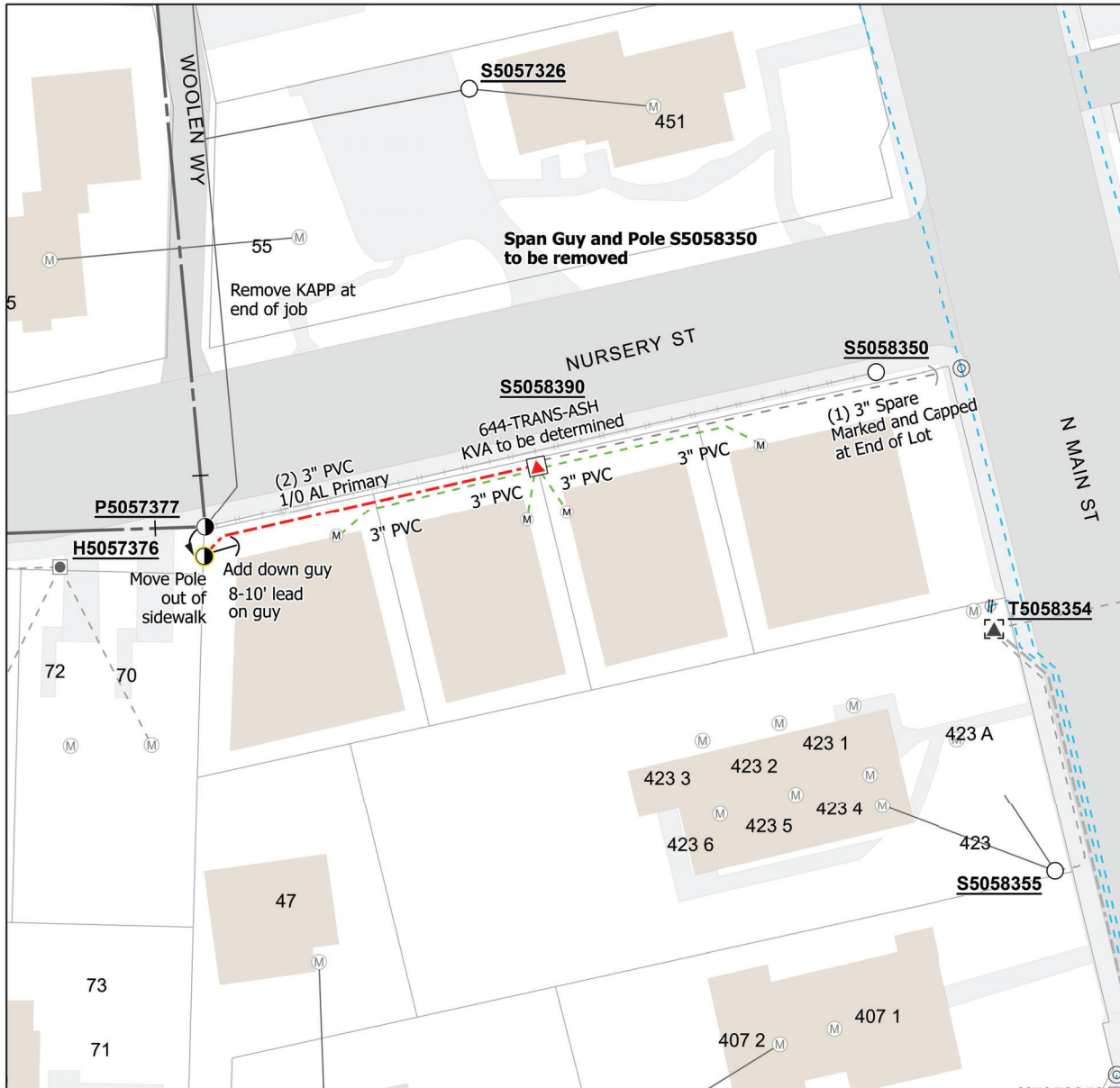
Good afternoon,

Apologies for not bringing this up with the other items, I am just diving back into this application again. The Tree of Heaven that is proposed for removal, do you know the DBH of it? The submittal says it is a significant tree, but not the size. Additionally, did an arborist provide a report or statement about the tree that you could provide with the revisions?

Much thanks,

Veronica Allen, CFM, Associate Planner

Pronouns She/Her



431 N Main St

New Units

Provide and install all conduit per electric utility design.

Install transformer vault per Electric Utility Design.

Before any back-filling, the developer will call the electric utility for an inspection of conduit and vaults for proper installation.

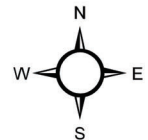
The developer will be liable for any changes made after the installation and inspection of facilities. All costs incurred in moving facilities will be borne by the developer.

Questions? (541) 552-2082
Ashland Electric Department

Public Utility Easement, typically 5 feet.
required around all equipment.

Date: 10/24/2025

0 20 40 Feet



TENTATIVE PLAT
 For:
SKIDMORE SQUARE
 Located in:
 the S.E. 1/4 of Section 5 (BDA),
 Township 39S, R1E, W1M,
 in the City of Ashland
 Jackson County, Oregon
 431 N. Main
 Tax Lot 730

APPLICANT/OWNER

ROGUE HOLDINGS LLC
 870 S. Oregon Street
 Jacksonville, Oregon 97530
 541-499-9395

PLANNER

ROGUE PLANNING & DEVELOPMENT
 SERVICES, LLC
 1314-B Center Dr.
 FME#457
 Medford, Oregon 97501
 541-951-4020

ENGINEER

JL ENGINEERING LLC
 3287 Eucalyptus Dr.
 Medford, Oregon 97504
 541-414-4123

SURVEYOR

Hoffbuhr & Assoc., Inc.
 880 Golf View Dr., Ste. 201
 Medford, Oregon 97504
 541-779-4641

NOTES:

- 1) CONTOURS ARE AT 1' INTERVALS.
- INDEX CONTOURS ARE AT 5' INTERVALS
- 2) ALL EXISTING BUILDINGS ARE TO BE REMOVED.
- 3) EXISTING TREE IS TO BE REMOVED.
- 4) ZONING: R-2
- 5) SKIDMORE ACADEMY HISTORIC DISTRICT

**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

David M. Minneci

**OREGON
 JULY 26, 1988
 DAVID M. MINNECI
 2349**

EXPIRES 12/31/26

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.



**HOFFBUHR
 & ASSOCIATES, INC.**
 (REGISTERED LAND SURVEYOR)
 880 GOLF VIEW DR.
 SUITE 201
 MEDFORD, OR 97504
 (541) 779-4641
 dminneci@hoffbuhr.com

BY: DAVID MINNECI	L# 2349
DATE:	DECEMBER 1, 2025
PROJECT:	
PROJECT NO.	25-III
DRAWING FILE NO.	25-III/TENT.DWG
SCALE:	1" = 30'
REVISION NO.	
REVISION DATE:	
BASIS OF BEARING:	
DRAWN BY:	DMM
REVIEWED BY:	
SHEET 1 OF 1	

391E05DA
 TL 8400

391E05DA
 TL 7804

391E05DA
 TL 7400

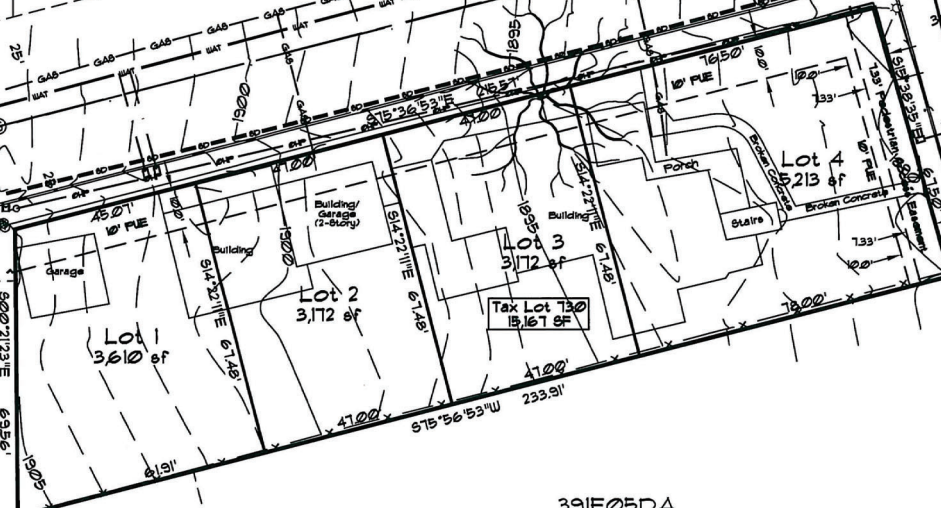
391E05DA
 TL 7200

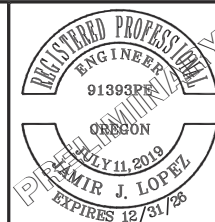
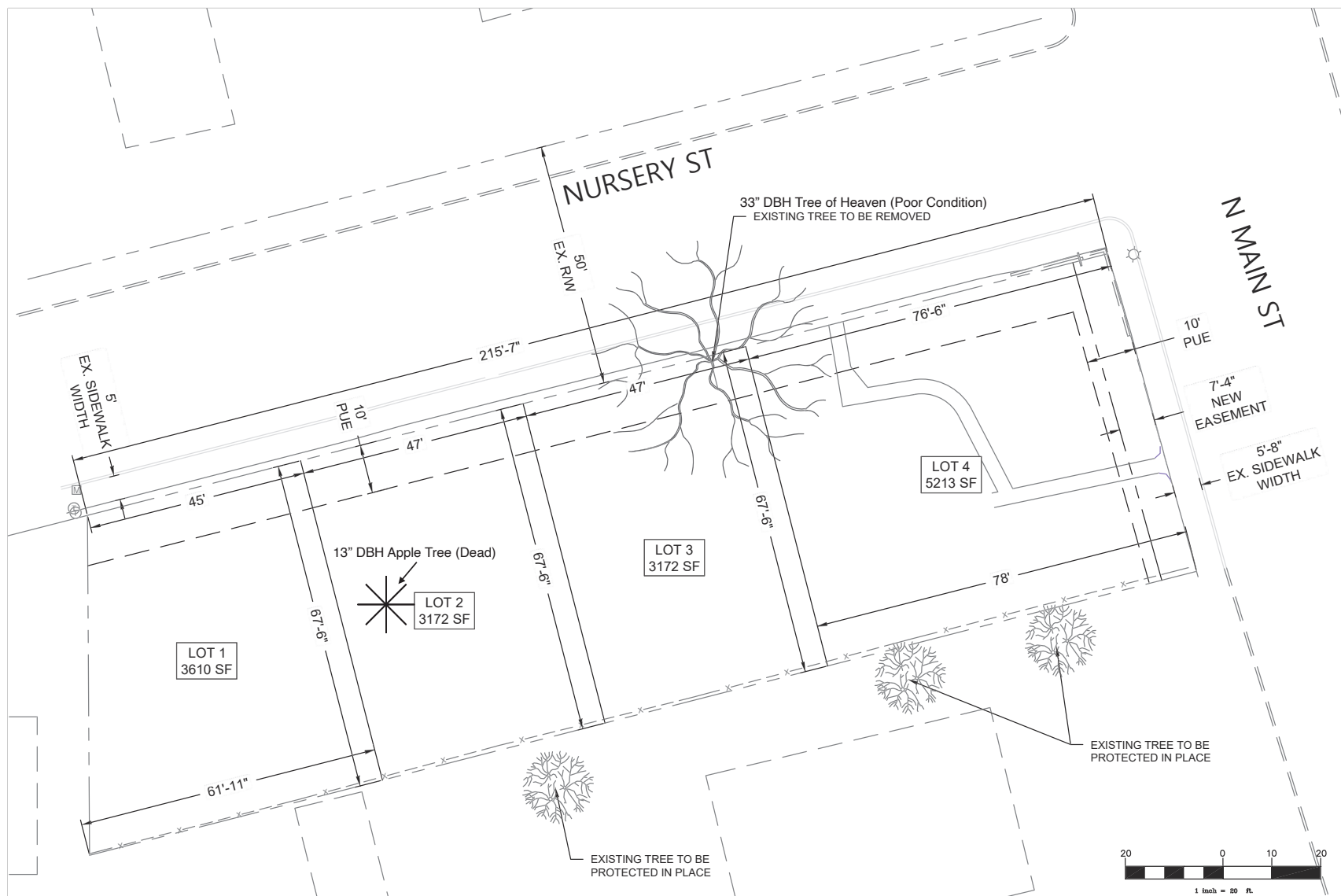
391E05DA
 TL 7500

NORTH
 MAIN ST.

NURSERY ST.

WOOLEN WAY





JL ENGINEERING

541-414-4123
JAMIR@JLENGINEERSERVICES.COM

431 N MAIN ST.
S.E. 1/4 OF SECTION 5 (5DA) TOWNSHIP 39S.
R1E WM. CITY OF ASHLAND, JACKSON
COUNTY, OREGON TAX LOT 730

SKIDMORE SQUARE

SITE PLAN

DRAWN BY: JIL

CHECKED BY: J.J.L.

APPROVED:

APPROVED:

APPROVED:	
REVISION:	

REVISION:

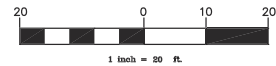
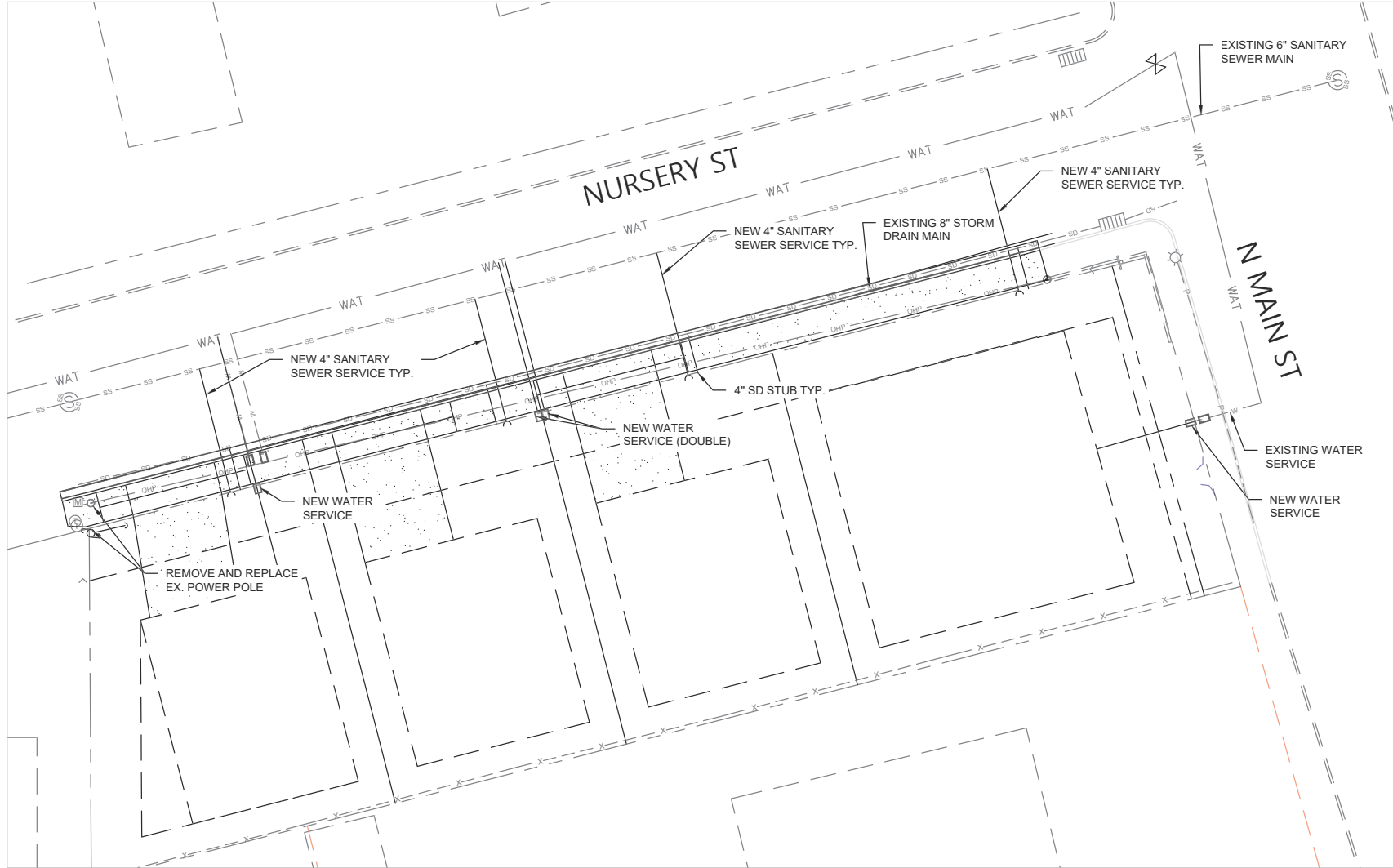
DECEMBER 2025

C1

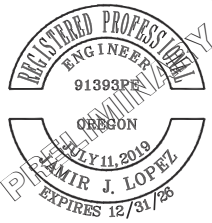


PLAN VIEW - DEVELOPMENT PLAN





PLAN VIEW - UTILITY PLAN



JL ENGINEERING

541-414-4123
JAMIR@JLENGINEERSERVICES.COM

431 N MAIN ST.
S.E. 1/4 OF SECTION 5 (5DA) TOWNSHIP 39S.
R1E WM. CITY OF ASHLAND, JACKSON
COUNTY, OREGON TAX LOT 730

SKIDMORE SQUARE

UTILITY PLAN

DRAWN BY:	JIL
CHECKED BY:	JIL
APPROVED:	
APPROVED:	
REVISION:	
REVISION:	
REVISION:	
DECEMBER 2025	

U1

2023 RESIDENTIAL ENERGY CODE REQUIREMENTS

Construction is to meet or exceed the prescriptive standards Oregon residential energy code.

PREScriptive

- 1- Window class (patio door): u=0.27
- 2- Underfloor insulation: R-30
- 3- Exterior wall insulation: R-23
- 4- Flat ceiling insulation: R-49
- 5- Vaulted ceiling insulation: R-30 (50% of heated space)
- 6- Skylight class (less than 2% of heated space): u=0.50
- 7- Exterior door (less than 28 sq. in.): u=0.20
- 8- Exterior door (more than 28 sq. in.): u=0.20
- 9- Exterior door (more than 2.5 sq.in. glazing): u=0.40
- 10- High efficiency lighting: all fixtures shall be high efficiency light sources.

WALL BRACING

Prescriptive wall bracing per chapter 6, 2023 Oregon residential specialty code. Provide blocking, bracing, holdowns, fastening, etc. as required by code.
WSP: Wood structural panel 1/2", fastened 8d, 6" o.c. edges, 12" o.c. field.

GENERAL NOTES

- 1- Exterior walls: 2"x6" @ 16" o.c.
- 2- Interior walls: 2"x4" @ 16" o.c. unless noted otherwise
- 3- Provide 3.5" sound insulation in walls around bathrooms, bedrooms and utility room.
- 4- Vent range hood to outside with 6" duct. Vent exhaust fans to outside with 4" duct.
- 5- All windows and glass doors to have 5/8" minimum thick insulating glass.
- 6- Provide moisture resistant gypsum board at tubs and showers wainscots
- 7- All work to conform to current ORSC, mechanical, electrical and plumbing codes.
- 8- Emergency bedroom egress minimum net clear opening area 5.7 sqft, net clear opening height 24 inches minimum, net clear opening width 20 inches. Sill height of no more than 44 inches above the floor.



PROPOSED NEW SFR

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DRAFTSMAN OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.
To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Karic Roberge is not liable for errors and is released, indemnify and hold harmless from any liability. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

PROJECT DESCRIPTION:

ADDRESS:
431 N. Main St. lot #2
Ashland, OR

ZONING:
Residential

LEGAL DESCRIPTION:
391E05DA - T300
Jackson County, Oregon

LOT AREA:
3,173 SF

SQUARE FOOTAGE:

HOME:
Living Area 1st Floor: 717.5 SF
Living Area 2nd Floor: 712 SF
Total Living Area: 1,429 SF
Covered Area: 205 SF
Garage Area: 253 SF
ALLOWED MPFA: 1687.5
PROPOSED MPFA: 1682.75 SF
Prescriptive energy code path is:
high efficiency HVAC

INDEX:

- A1: Cover Page
- A2: Elevations
- A3: Floor plan
- A4: Foundation
- A5: Cross section
- BC 1 of 2: First floor framing
- BC 2 of 2: Second floor framing

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Karic Roberge is not liable for errors and is released, indemnify and hold harmless from any liability. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.
HOMEOWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

REVISION TABLE	
NUMBER	DATE

431 North Main
Street
Ashland, OR 97520

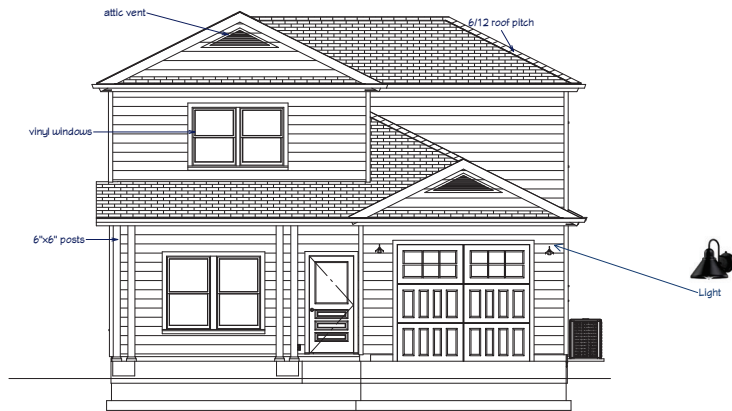
COVER PAGE

DRAWINGS PROVIDED FOR:
Rogue Holdings 541

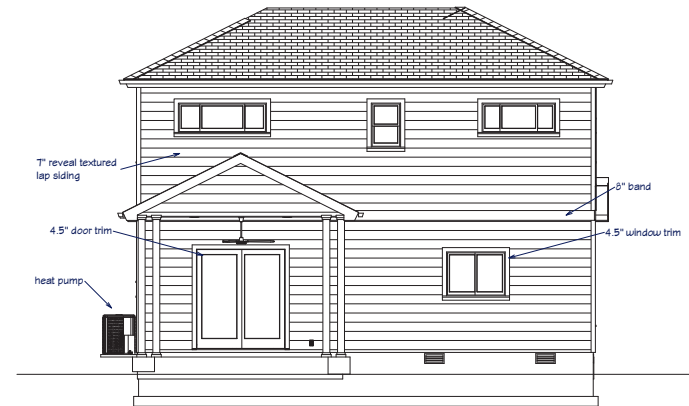
DATE:
12/23/2025

SCALE:
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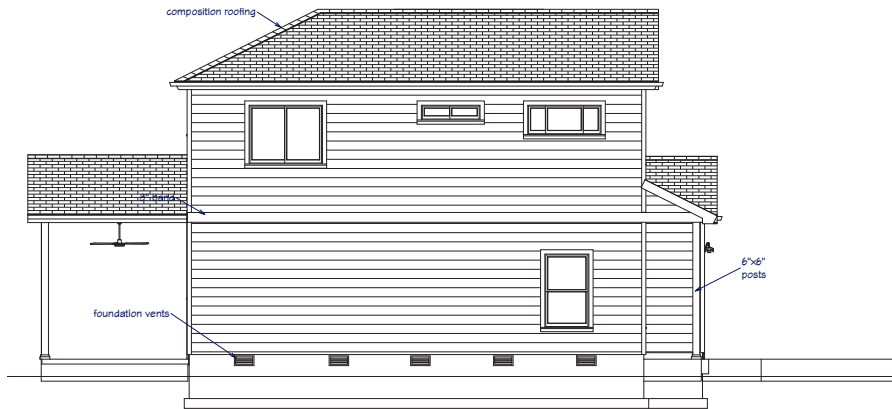
SHEET:
A1



Front Elevation



rear Elevation



left Elevation



Right Elevation

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DRAFTSMAN OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Karic Roberge is not liable for errors and is released, indemnify and hold harmless from any liability. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

431 North Main Street
Ashland, OR 97520

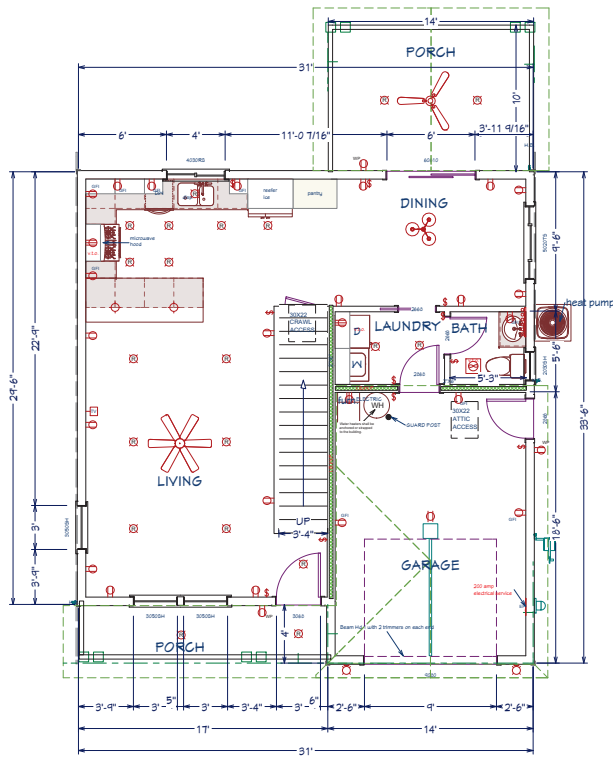
ELEVATIONS

DRAWINGS PROVIDED FOR:
Rogue Holdings 541

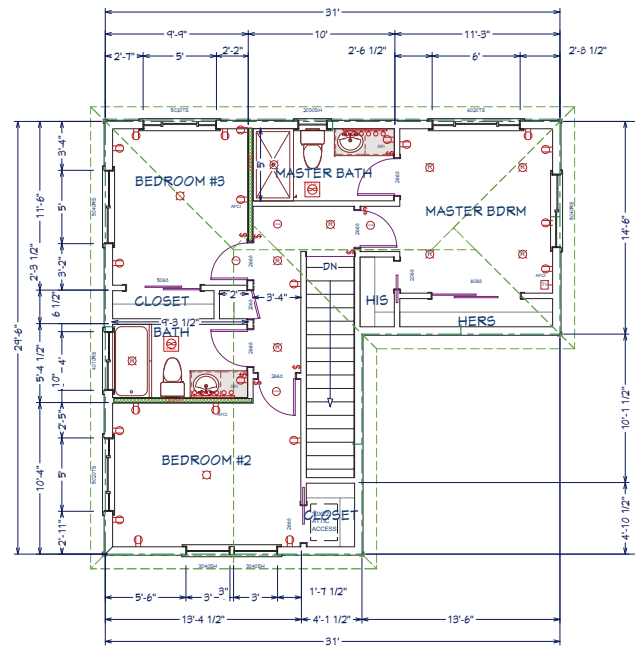
DATE:
12/23/2025

SCALE:
1/4" = 1'-0"

SHEET:
A2



1st Floor
9' CEILING



2nd Floor
8' CEILING

- LUMBER SPECIES:**
1. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.
 2. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.
 3. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
 4. ALL STUDS TO BE DF#2 OR BETTER.
 5. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
 - a. ROOF SHEATHING SHALL BE 7/16" OSB.
 - b. WALL SHEATHING SHALL BE 7/16" OSB.
 - c. FLOOR SHEATHING SHALL BE 7/8" T & G INT-APA RATED OSB.

FRAMING NOTES:

PROVIDE DOUBLE JSTS. UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.

PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.

PROVIDE POSITIVE CONECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

Continuously Sheathed
Walls with Wood Structural
Panels - Method 3

WALL PANEL NOTES:
B.P. BRACED WALL PANEL
3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.

I.B.P. INTERIOR BRACED WALL PANEL
1/2" GYP. BD PER R 602.10.3(5); 1/2 GWB EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PERS ASTM C1002 @ 7" o/c @ ALL SUPPORTS

A.B.P. ALTERNATE BRACED WALL PANEL
2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1800# MIN. HOLDDOWN EACH END *HPAD22 OR STD10)

PROVIDE SWITCHING AND WIRE FOR GARAGE DOOR OPENER

BEDROOM EXIT:
PROVIDE ONE EXTERIOR DOOR OR OPENABLE WINDOW WITH A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. A MINIMUM NET CLEAR OPENING OF 20" WIDTH, 34" HEIGHT, AND 5.7 SQ.FT. AREA

Arc Fault Circuit Protection required for all bedroom outlets
Tamper Resistant Receptacles Are Required at all locations
All Outside Receptacles Must be WR Rated (weather resistant).
50% of all permanently installed interior and exterior lighting fixtures on the building contain high efficiency lamps (min 40 lumens per watt)

SMOKE DETECTORS NOT WITHIN 36" OF AIR RETURNS OR BATHROOM DOORS
They are also required to be hard-wired and interconnected

GENERAL ELECTRICAL NOTES:
ALL ELECTRICAL OUTLETS TO BE PROVIDED AS REQUIRED BY CODE
PROVIDE GFCI PROTECTION AT ALL BATH, KITCHEN, GARAGE, UTILITY AND EXTERIOR OUTLETS
PROVIDE SERVICE DISCONNECT FOR HVAC EQUIPMENT
VERIFY ALL LIGHTING AND ELECTRICAL REQUIREMENTS WITH OWNER PRIOR TO INSTALLATION

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

REVISION TABLE	
NUMBER	DESCRIPTION

431 North Main
Street
Ashland, OR 97520

FLOOR PLAN

DRAWINGS PROVIDED FOR:
Rogue Holdings 541

DATE:

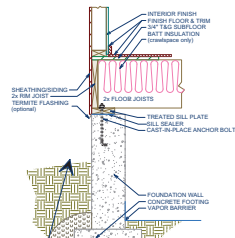
12/23/2025

SCALE:

1/4" = 1'-0"

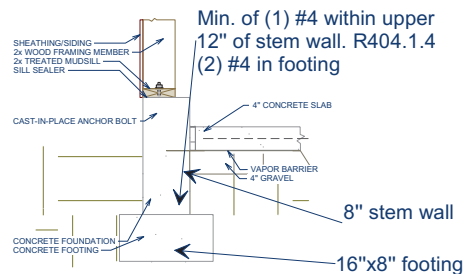
SHEET:

A3



A-3
Typical Crawl Space
(print at 1"=1')

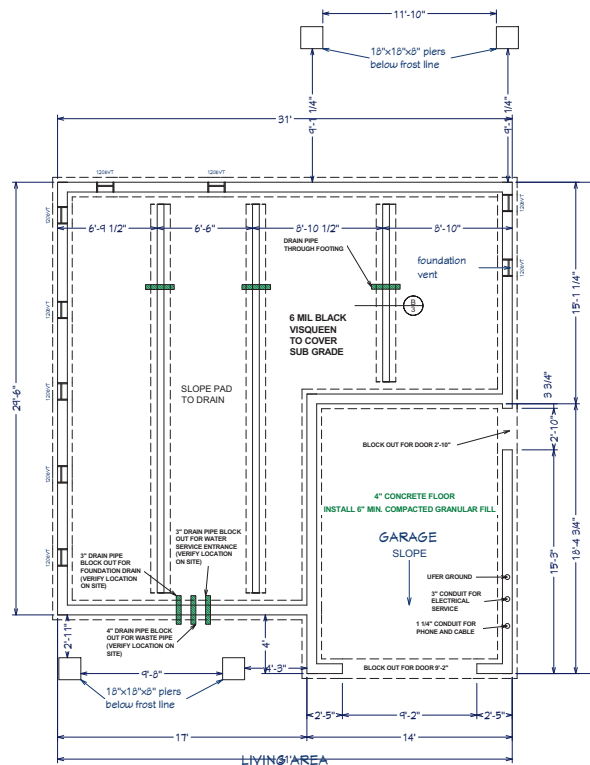
No wood siding, sheathing or wall framing within 6" of finish grade



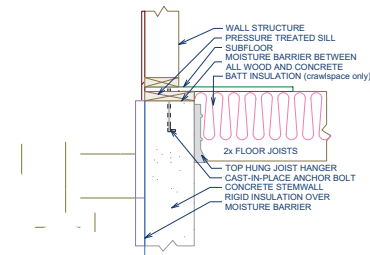
C-3
Concrete Slab at Garage Foundation
(print at 1"=1')

1st FLOOR SYSTEM
9 1/2" I-JOISTS @ 19.2" O.C.
WITH 7/8" OSB NAILED & GLUED

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DRAFTSMAN OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.
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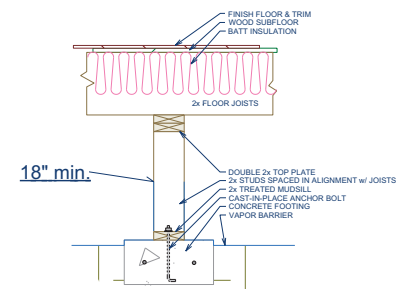


Foundation



Floor at Foundation Hung From Sill Plate
(print at 1"=1')

A-3 option



B-3
Interior Footing 16"x8"
(print at 1"=1')

general note to foundation

In Seismic Design Categories D1 and D2 where a construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet on center. The vertical bar shall extend to 3 inches clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches into the stem wall. In Seismic Design Categories D1 and D2 where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet on center. The vertical bar shall extend to 3 inches clear of the bottom of the footing and have a standard hook.

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REVISION TABLE	
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431 North Main
Street
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FOUNDATION

DRAWINGS PROVIDED FOR:
Rogue Holdings 541

DATE:
12/23/2025
SCALE:
1/4" = 1'-0"
SHEET:
A4

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MIN. WIDTH OF 9". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8"

STAIRWAYS SHALL HAVE MIN. 6'-6" OF HEADROOM AT THE NOSE OF THE STAIR.

ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

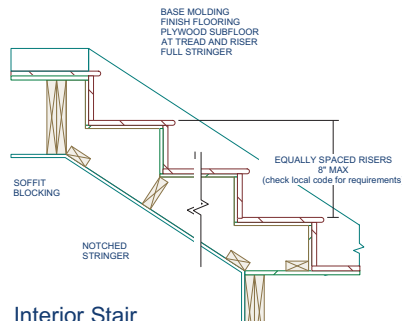
STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.

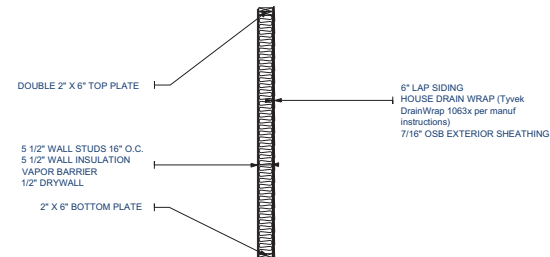
RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

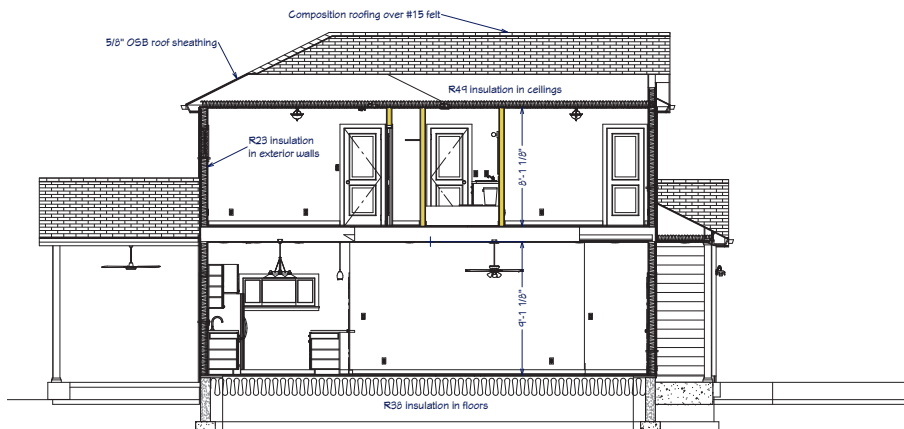
EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS.



Interior Stair
(print at 1"=1')



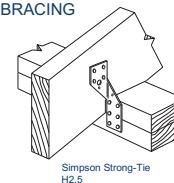
WOOD WALL SYSTEM - 2" X 6" X 9' STUDS W/ 6" LAP SIDING



Cross Section Elevation

WHERE NEEDED.

ATTACH TO TOP PLATE WITH SIMPSON H-2 HURRICANE ANCHORS. BRACING PER TRUSS DATA SHEETS AND B W T-76 WITH W BRACING AT GABLE ENDS AND WEB BRACING



Use H2.5 Hurricane clips on each truss

HEADER SCHEDULE:
4"X8" = MAX SPAN = 5'-4"
4"X10"=MAX SPAN = 6'-6"

USE 4"X10" HEADER FOR ALL EXTERIOR HEADER UNDER 6'-6"
SEE BEAM CALC OTHERWISE

Provide attic access minimum 22"x30" - state size and location on plans. Attic Vents: 1/300 of area 50% in eaves/50% in upper roof OR 1/150 in upper roof Indicate venting of roof.

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

NAILING NOTES: (PER IRC TABLE R602.3.1)

JOIST TO SILL OR GIRDER BRIDGING TO JOIST SOLE PLATE TO JOIST OR BLK'G STUD TO SOLE PLATE TOP PLATE TO STUD	TOE NAIL (3)-8d TOE NAIL EA. END (2)-8d FACE NAIL 16d @ 16"OC TOE NAIL (4)-8d, END NAIL (2) 16d END NAIL (2)-16d
DOUBLE STUDS DOUBLE TOP PLATES CONTINUOUS HEADER, TWO PIECES BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL 16d @ 24" OC FACE NAIL 16d @ 16" OC 16d @ 16" OC ALONG EA. EDGE FACE NAIL (2)-16d
CEILING JOISTS TO PLATE CONTINUOUS HEADER TO STUD CEILING JOISTS, LAPS OVER PARTITIONS CEILING JOISTS TO PARALLEL RAFTERS RAFTER TO PLATE 1" BRACE TO EACH STUD AND PLATE BUILT-UP CORNER STUDS 2" PLANKS	TOE NAIL (3)-8d TOE NAIL (4)-8d FACE NAIL (3)-10d FACE NAIL (3)-10d TOE NAIL (2)-16d FACE NAIL (2)-8d 16d @ 24" OC (2)-16d @ EA.BRG.
1/2" PLYWOOD ROOF AND WALL SHEATHING	EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC
3/4" PLYWOOD SUBFLOOR	EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC
2x MULTIPLE JOISTS - STAGGER @ 15" OC W(2) @ EA. END OR SPLICE (3) OR FEWER (4) OR MORE	16d NAILS 1/2" DIA M.B. W/ STANDARD NUT AND WASHERS

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REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

431 North Main
Street
Ashland, OR 97150

CROSS SECTIONS

DRAWINGS PROVIDED FOR:
Rogue Holdings 541

DATE:
12/23/2025
SCALE:
1/4" = 1'-0"
SHEET:
A5

2023 RESIDENTIAL ENERGY CODE REQUIREMENTS

Construction is to meet or exceed the prescriptive standards Oregon residential energy code.

PREScriptive

- 1- Window class (patio door): u=0.27
- 2- Underfloor insulation: R-30
- 3- Exterior wall insulation: R-23
- 4- Flat ceiling insulation: R-49
- 5- Vaulted ceiling insulation: R-30 (50% of heated space)
- 6- Skylight class (less than 2% of heated space): u=0.50
- 7- Exterior door (less than 28 sq. in.): u=0.20
- 8- Exterior door (more than 28 sq. in.): u=0.20
- 9- Exterior door (more than 2.5 sq.in. glazing): u=0.40
- 10- High efficiency lighting: all fixtures shall be high efficiency light sources.

WALL BRACING

Prescriptive wall bracing per chapter 6, 2023 Oregon residential specialty code. Provide blocking, bracing, holdowns, fastening, etc. as required by code.
WSP: Wood structural panel 1/2", fastened 8d, 6" o.c. edges, 12" o.c. field.

GENERAL NOTES

- 1- Exterior walls: 2"x6" @ 16" o.c.
- 2- Interior walls: 2"x4" @ 16" o.c. unless noted otherwise
- 3- Provide 3.5" sound insulation in walls around bathrooms, bedrooms and utility room.
- 4- Vent range hood to outside with 6" duct. Vent exhaust fans to outside with 4" duct.
- 5- All windows and glass doors to have 5/8" minimum thick insulating glass.
- 6- Provide moisture resistant gypsum board at tubs and showers wainscots
- 7- All work to conform to current ORSC, mechanical, electrical and plumbing codes.
- 8- Emergency bedroom egress minimum net clear opening area 5.7 sqft, net clear opening height 24 inches minimum, net clear opening width 20 inches. Sill height of no more than 44 inches above the floor.



PROPOSED NEW SFR

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PROJECT DESCRIPTION:

ADDRESS:
431 N. Main St. lot #2
Ashland, OR

ZONING:
Residential

LEGAL DESCRIPTION:
391E05DA - T300
Jackson County, Oregon

LOT AREA:
3,173 SF

SQUARE FOOTAGE:

HOME:
Living Area 1st Floor: 717.5 SF
Living Area 2nd Floor: 712 SF
Total Living Area: 1,429.5 SF
Covered Area: 205 SF
Garage Area: 253 SF
PROPOSED MPFA: 1682.5 SF
ALLOWED MPFA: 1687.5 SF
Prescriptive energy code path is:
high efficiency HVAC

INDEX:

- A1: Cover Page
- A2: Elevations
- A3: Floor plan
- A4: Foundation
- A5: Cross section
- BC 1 of 2: First floor framing
- BC 2 of 2: Second floor framing

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REVISION TABLE	
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431 North Main
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COVER PAGE

DRAWINGS PROVIDED FOR:
Rogue Holdings 541

DATE:
12/23/2025

SCALE:
1/4" = 1'-0"

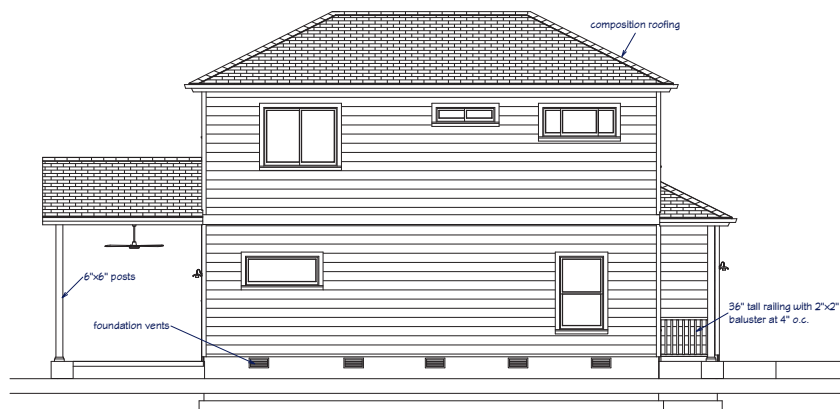
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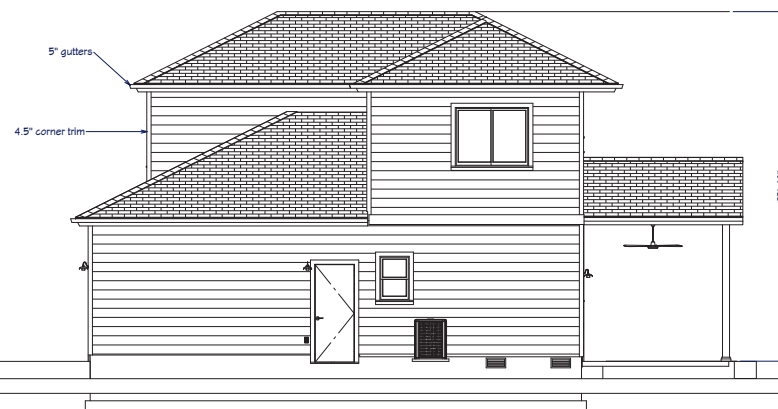
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

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431 North Main Street
Ashland, OR 97150

ELEVATIONS

DRAWINGS PROVIDED FOR:

Rogue Holdings 541

DATE:

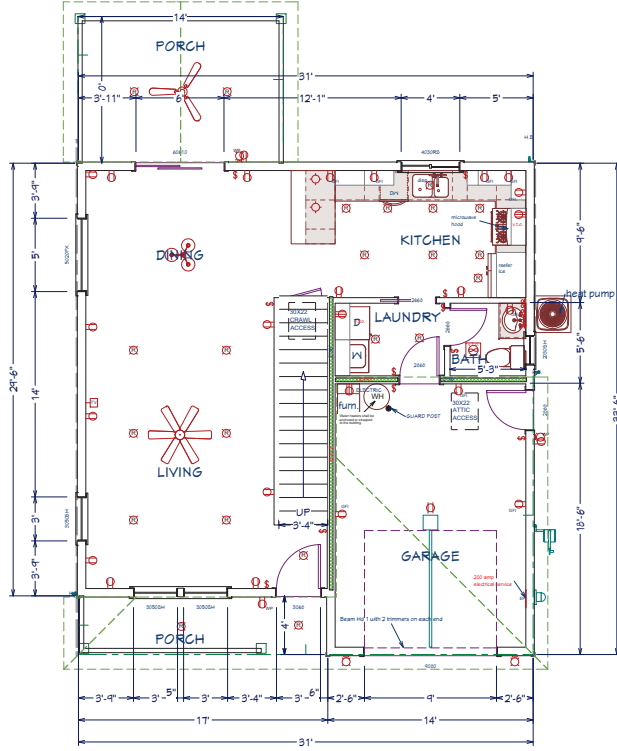
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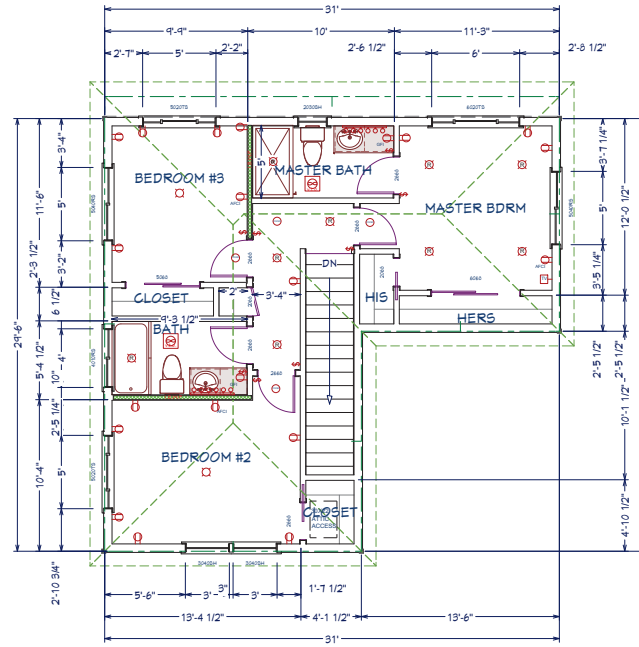
1/4" = 1'-0"

SHEET:

A2



1st Floor
9' CEILING



2nd Floor
8' CEILING

Doors between garage and residence shall be honeycomb core steel door not less than 1 3/8" thick or 20 min. fire rated door.

FRONT DOORS: #6 Glazing, in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.

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 - a. ROOF SHEATHING SHALL BE 7/16" OSB.
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Continuously Sheathed Walls with Wood Structural Panels - Method 3

WALL PANEL NOTES:
B.P. BRACED WALL PANEL
3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.

I.B.P. INTERIOR BRACED WALL PANEL
1/2" GYP. BD PER R 602.10.3(5); 1/2 GWB EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PERS ASTM C1002 @ 7" o/c @ ALL SUPPORTS

A.B.P. ALTERNATE BRACED WALL PANEL
2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1800# MIN. HOLDDOWN EACH END *HPAH022 OR STD10)

PROVIDE SWITCHING AND WIRE FOR GARAGE DOOR OPENER

BEDROOM EXIT:
PROVIDE ONE EXTERIOR DOOR OR OPENABLE WINDOW WITH A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. A MINIMUM NET CLEAR OPENING OF 20" WIDTH, 34" HEIGHT, AND 5.7 SQ.FT. AREA

Arc Fault Circuit Protection required for all bedroom outlets
Tamper Resistant Receptacles Are Required at all locations
All Outside Receptacles Must be WR Rated (weather resistant).
50% of all permanently installed interior and exterior lighting fixtures on the building contain high efficiency lamps (min 40 lumens per watt)

SMOKE DETECTORS NOT WITHIN 36" OF AIR RETURNS OR BATHROOM DOORS
They are also required to be hard-wired and interconnected

GENERAL ELECTRICAL NOTES:
ALL ELECTRICAL OUTLETS TO BE PROVIDED AS REQUIRED BY CODE
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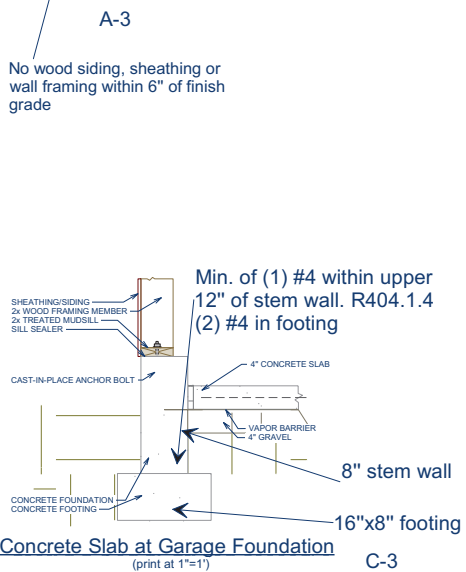
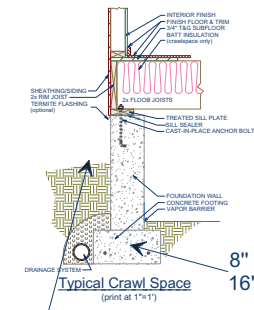
REVISION TABLE	
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431 North Main Street
Ashland, OR 97520

FLOOR PLAN

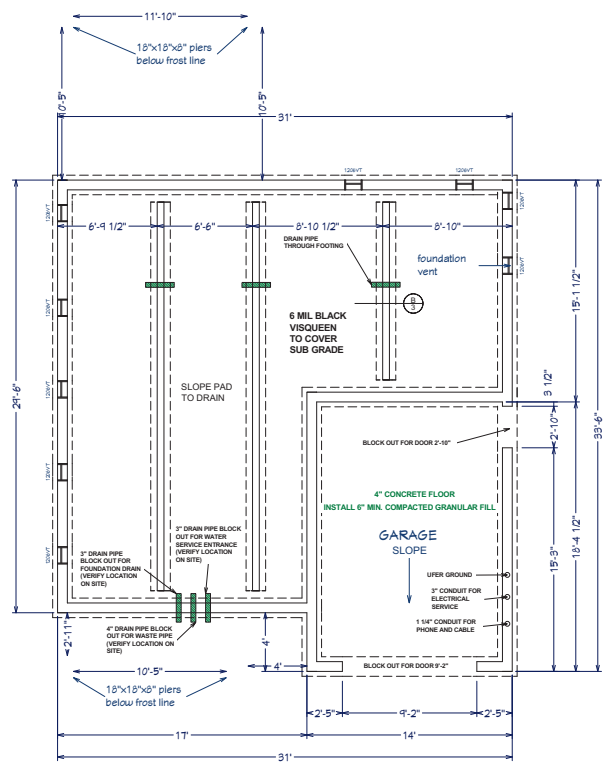
DRAWINGS PROVIDED FOR:
Rogue Holdings 541

DATE:
12/23/2025
SCALE:
1/4" = 1'-0"
SHEET:
A3

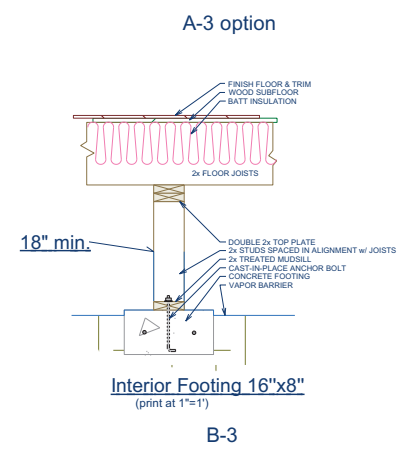
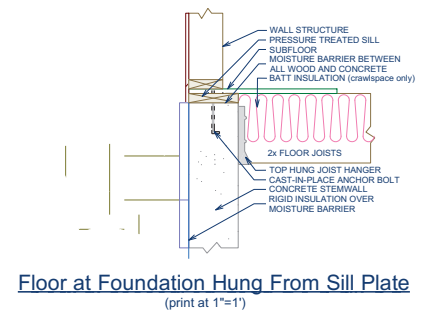


1st FLOOR SYSTEM
9 1/2" I-JOISTS @ 19.2" O.C.
WITH 7/8" OSB NAILED & GLUED

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Foundation



general note to foundation
In Seismic Design Categories D1 and D2 where a construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet on center. The vertical bar shall extend to 3 inches clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches into the stem wall. In Seismic Design Categories D1 and D2 where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet on center. The vertical bar shall extend to 3 inches clear of the bottom of the footing and have a standard hook.

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SHEET:
A4

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MIN. WIDTH OF 9". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".

STAIRWAYS SHALL HAVE MIN. 6'-6" OF HEADROOM AT THE NOSE OF THE STAIR.

ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

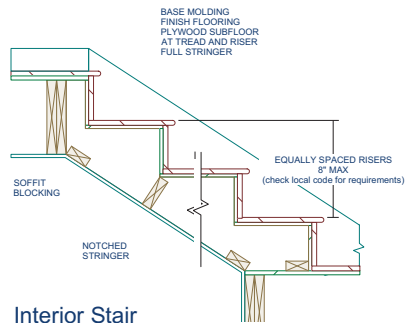
STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.

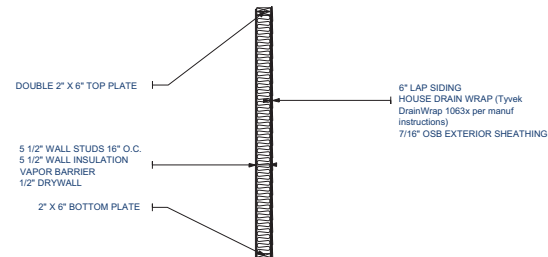
RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

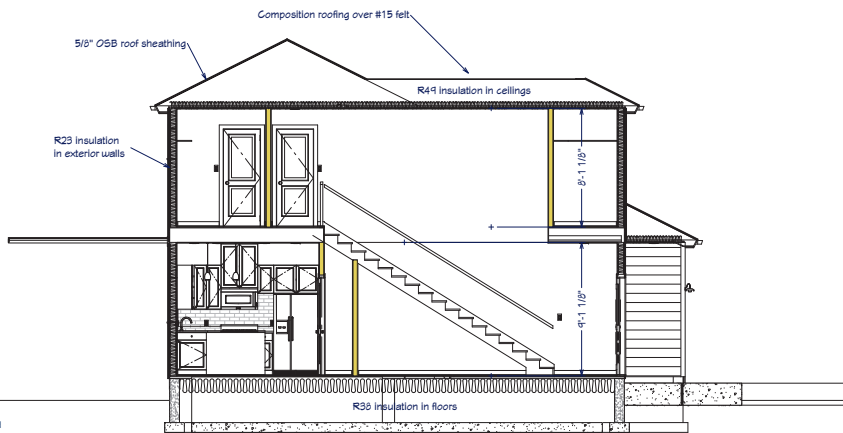
EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS.



Interior Stair
(print at 1"=1')



WOOD WALL SYSTEM - 2" X 6" X 9' STUDS W/ 6" LAP SIDING



Cross Section Elevation

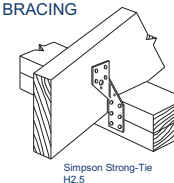
WHERE NEEDED.

6:12 PITCH
COMPOSITION ROOFING
ROOF VENTILATION
1 SQ. FT. OF VENT FOR EVERY 150 SQ. FT.
OF ATTIC AREA.
ASPHALT SHINGLES SHALL BE FASTENED
ACCORDING TO MANUFACTURERS INSTRUCTIONS
TO SOLIDLY SHEATHED ROOFS. NOT LESS
THAN 4 NAILS PER EACH 36" TO 40" STRIP
SHINGLES AND 2 NAILS PER EACH 9" TO 18"
INDIVIDUAL SHINGLE.
(TABLE 15-B-1)

HEADER SCHEDULE:
4"x8" = MAX SPAN = 5'-4"
4"x10"=MAX SPAN = 6'-6"

USE 4"x10" HEADER FOR ALL EXTERIOR
HEADER UNDER 6'-6"
SEE BEAM CALC OTHERWISE

ATTACH TO TOP PLATE WITH SIMPSON H-2
HURRICANE ANCHORS. BRACING PER TRUSS
DATA SHEETS AND B W T-76 WITH W
BRACING AT GABLE ENDS AND WEB BRACING



Use H2.5 Hurricane clips on
each truss

HOMEOWNER & CONTRACTOR: TO VERIFY
ALL DIMENSIONS, STRUCTURAL DETAILS, AND
BUILDING CODES, AND GRADE
REQUIREMENTS.

NAILING NOTES: (PER IRC TABLE R602.3.1)

JOIST TO SILL OR GIRDER
BRIDGING TO JOIST
SOLE PLATE TO JOIST OR BLKG
STUD TO SOLE PLATE
TOP PLATE TO STUD

DOUBLE STUDS
DOUBLE TOP PLATES
CONTINUOUS HEADER, TWO PIECES
BUILT-UP HEADER, TWO PIECES
W/ 1/2" SPACER
TOP PLATES, LAPS AND INTERSECTIONS

CEILING JOISTS TO PLATE
CONTINUOUS HEADER TO STUD
CEILING JOISTS, LAPS OVER PARTITIONS
CEILING JOISTS TO PARALLEL RAFTERS
RAFTER TO PLATE
1" BRACE TO EACH STUD AND PLATE
BUILT-UP CORNER STUDS
2" PLANKS

1/2" PLYWOOD ROOF AND WALL
SHEATHING

3/4" PLYWOOD SUBFLOOR

2x MULTIPLE JOISTS - STAGGER @ 15" OC
W/ (2) @ EA. END OR SPLICE
(3) OR FEWER
(4) OR MORE

TOE NAIL (3)-8d
TOE NAIL EA. END (2)-8d
FACE NAIL 16d @ 16" OC
TOE NAIL (4)-8d, END NAIL (2) 16d
END NAIL (2)-16d

FACE NAIL 16d @ 24" OC
FACE NAIL 16d @ 16" OC
16d @ 16" OC ALONG EA. EDGE
FACE NAIL (2)-16d

16d @ 16" OC ALONG EA. EDGE
FACE NAIL (2)-16d

TOE NAIL (3)-8d
TOE NAIL (4)-8d
FACE NAIL (3)-10d
FACE NAIL (3)-10d
TOE NAIL (2)-16d
FACE NAIL (2)-8d
10d @ 24" OC
(2)-16d @ EA.BRG.

EDGES 8d @ 6" OC
INTERMEDIATE 8d @ 12" OC

EDGES 8d @ 6" OC
INTERMEDIATE 8d @ 12" OC

16d NAILS
1/2" DIA M.B. W/ STANDARD NUT AND WASHERS

CONTRACTOR SHALL VERIFY ALL
CONDITIONS AND DIMENSIONS AT THE
JOB SITE AND NOTIFY THE DRAFTSMAN
OF ANY DIMENSIONAL ERRORS,
OMMISSIONS OR DISCREPANCIES BEFORE
BEGINNING OR FABRICATING ANY WORK.
To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made
on them after prints are made will be done at the owner's and/ or builder's expense and responsibility. The contractor shall verify all
dimensions and enclosed drawing. Karic Roberge is not liable for errors and is released, indemnify and hold harmless from any
liability. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against
human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible
thereafter.

REVISION TABLE		NUMBER	DATE	REVISION BY	DESCRIPTION

431 North Main
Street
Ashland, OR 97150

CROSS SECTIONS

DRAWINGS PROVIDED FOR:
Rogue Holdings 541

DATE:

12/23/2025

SCALE:

1/4" = 1'-0"

SHEET:

A5

2023 RESIDENTIAL ENERGY CODE REQUIREMENTS

Construction is to meet or exceed the prescriptive standards Oregon residential energy code.

PREScriptive

- 1- Window class (patio door): u=0.27
- 2- Underfloor insulation: R-30
- 3- Exterior wall insulation: R-23
- 4- Flat ceiling insulation: R-49
- 5- Vaulted ceiling insulation: R-30 (50% of heated space)
- 6- Skylight class (less than 2% of heated space): u=0.50
- 7- Exterior door (less than 28 sq. in.): u=0.20
- 8- Exterior door (more than 28 sq. in.): u=0.20
- 9- Exterior door (more than 2.5 sq.in. glazing): u=0.40
- 10- High efficiency lighting: all fixtures shall be high efficiency light sources.

WALL BRACING

Prescriptive wall bracing per chapter 6, 2023 Oregon residential specialty code. Provide blocking, bracing, holdowns, fastening, etc. as required by code.
WSP: Wood structural panel 1/2", fastened 8d, 6" o.c. edges, 12" o.c. field.

GENERAL NOTES

- 1- Exterior walls: 2"x6" @ 16" o.c.
- 2- Interior walls: 2"x4" @ 16" o.c. unless noted otherwise
- 3- Provide 3.5" sound insulation in walls around bathrooms, bedrooms and utility room.
- 4- Vent range hood to outside with 6" duct. Vent exhaust fans to outside with 4" duct.
- 5- All windows and glass doors to have 5/8" minimum thick insulating glass.
- 6- Provide moisture resistant gypsum board at tubs and showers wainscots
- 7- All work to conform to current ORSC, mechanical, electrical and plumbing codes.
- 8- Emergency bedroom egress minimum net clear opening area 5.7 sqft, net clear opening height 24 inches minimum, net clear opening width 20 inches. Sill height of no more than 44 inches above the floor.



PROPOSED NEW SRO

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DRAFTSMAN OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.
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PROJECT DESCRIPTION:

ADDRESS:
431 N. Main St. lot #4
Ashland, OR

ZONING:
Residential

LEGAL DESCRIPTION:
391E05DA - T300
Jackson County, Oregon

LOT AREA:
4,932 SF

SQUARE FOOTAGE:

HOME:
Living Area : 2,352 SF
Covered Area: 449 SF
Garage Area: 0 SF

Prescriptive energy code path is:
high efficiently HVAC/PTAC units

INDEX:

- A1: Cover Page
- A2: Elevations
- A3: Floor plan
- A4: Foundation
- A5: Cross section
- BC 1 of 2: Main floor framing
- BC 2 of 2: Wall & roof framing

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

REVISION TABLE	
NUMBER	DATE

431 North Main Street
Ashland, OR 97520

COVER PAGE

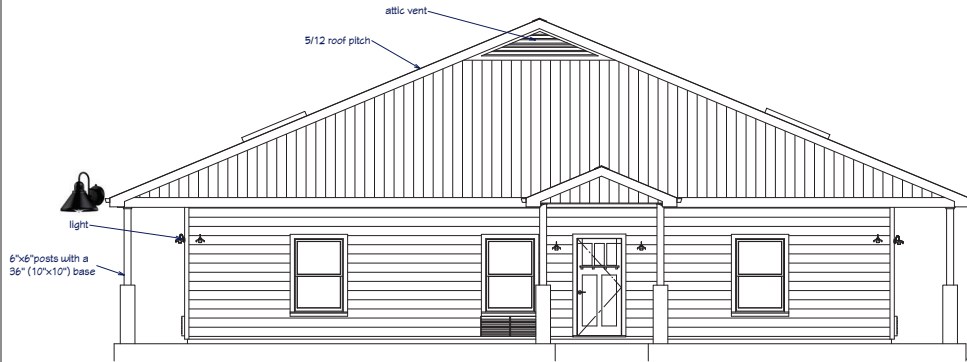
DRAWINGS PROVIDED FOR:
Rogue Holdings 541

DATE:
12/17/2025

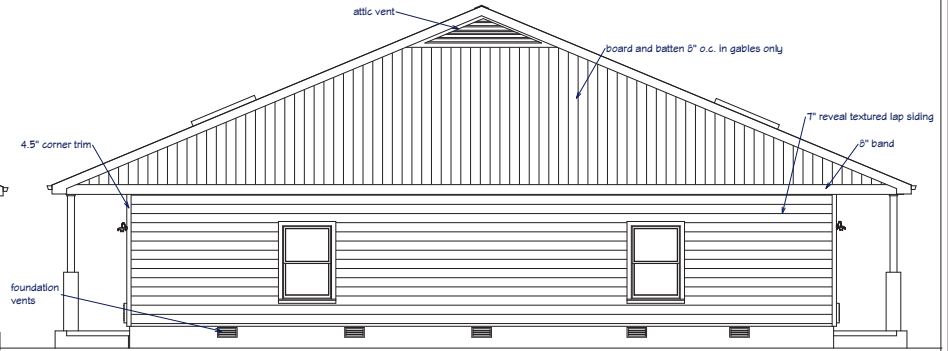
SCALE:
1/4" = 1'-0"

SHEET:
A1

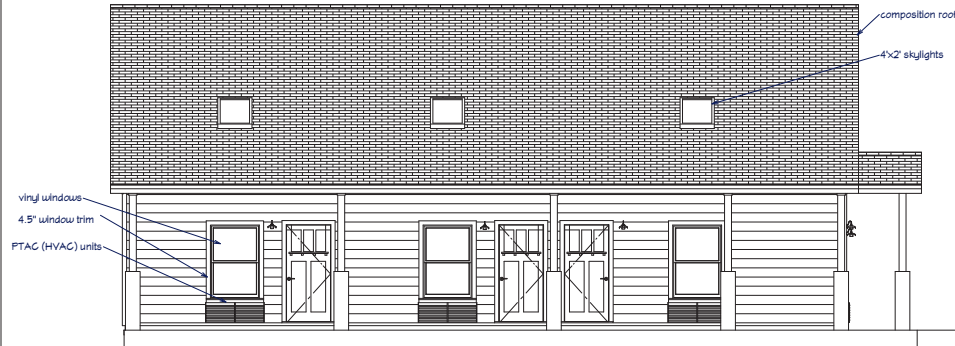
PROPOSED NEW SINGLE RESIDENCE OCCUPANCY BUILDING



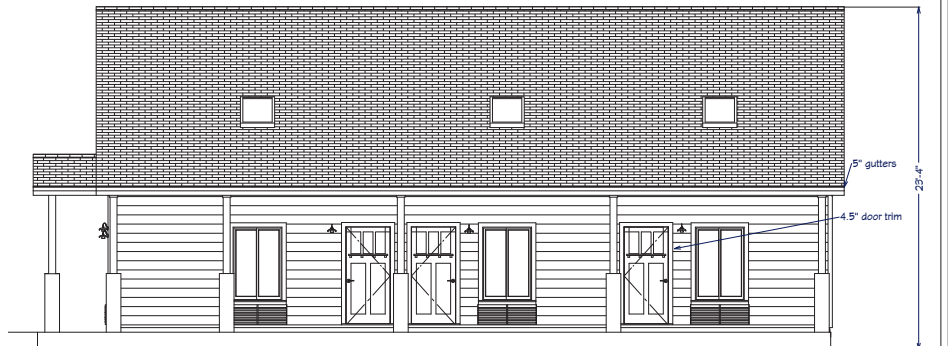
Front Elevation (Nursery St.)



Rear Elevation



Left Elevation (N. Main St.)



Right Elevation

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REVISION TABLE	
NUMBER	DESCRIPTION

431 North Main Street
Ashland, OR 97520

ELEVATIONS

DRAWINGS PROVIDED FOR:
Rogue Holdings 541

DATE:

12/17/2025

SCALE:

1/4" = 1'-0"

SHEET:

A2





