



HPAC Committee Agenda

Note: Anyone wishing to speak at any HPAC meeting is encouraged to do so. If you wish to speak, please rise and, after you have been recognized by the Chair, give your name and complete address for the record. You will then be allowed to speak. Please note the public testimony may be limited by the Chair. **Times noted for each item are approximate...**

February 4, 2026

AGENDA

(4:00) CALL TO ORDER: The meeting will be held in person and via Zoom at: **Join Zoom Meeting:** <https://zoom.us/j/98265723875?pwd=bgrmO8wCl8kaUscataQuC7GGKVTlhX.1> . Meeting ID: 982 6572 3875 Passcode: 625789

READING OF LAND ACKNOWLEDGEMENT

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

I. (4:05) APPROVAL OF AGENDA

II. (4:10) APPROVAL OF MINUTES

Minutes of January 7, 2025

III. (4:15) PUBLIC FORUM

IV. (4:30) LIASON REPORTS

Council Liaison - Jeff Dahle

Staff Liaison – Derek Severson

V. (4:45) DISCUSSION ITEMS

A. **Preservation Week 2026 (Guest: Peter Finkle)**

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

B. **Election of Officers** – Chair & Co-Chair

C. **Review Board Assignments** – March & April, 2026

VI. (5:00) LAND USE ITEMS

PLANNING ACTION: PA-T2-2025-00065 **Review Revisions & Make Recommendations to PC**

SUBJECT PROPERTY: 431 North Main Street

APPLICANT: Rogue Planning and Development

OWNER: Rogue Holdings LLC





HPAC Committee Agenda

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

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

VII. (5:45) ADJOURNMENT

**DRAFT MINUTES JANUARY
2026 MEETING**



HPAC Committee Minutes DRAFT

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January 7, 2026

Minutes

CALL TO ORDER: Chair Scharen called the meeting to order at 4:00 p.m. Committee members Scharen, Whitford, Emery, Repp and Prest were present, along with Planning Division staff liaison Severson. Council liaison Dahle participated via Zoom. Delaunay and Planning Commission liaison Verner were absent.

READING OF LAND ACKNOWLEDGEMENT

Scharen read the land acknowledgement.

APPROVAL OF AGENDA

No changes were made to the agenda.

APPROVAL OF MINUTES

Repp/Prest m/s to approve the minutes of December 3, 2025, as presented. Voice vote: All AYES.
Motion passed.

PUBLIC FORUM

There was no one in the audience wishing to speak.

LIASON REPORTS

Council Liaison Jeff Dahle provided a brief update from Council. It was noted that the Community Center and Pioneer Hall are now complete and rates have been established for rental through the Parks Department.

Community Development Staff Liaison Derek Severson provided a brief staff update, noting that with anticipated changes to staffing, there may be some shuffling of Committee liaison roles over the coming months.

2026 WORK PLAN

Siskiyou Boulevard Item – It was noted that Council had asked the Historic Preservation Advisory Committee to look into a letter from former Planning Commissioner/former City Councilor Brent Thompson requesting some sort of commemoration of the historic and importance of Siskiyou Boulevard. Severson explained that HPAC could look into the history, begin some research, and hold a focused meeting, however because HPAC lacks the authority to authorize the placement for a plaque and does not have funds to purchase a plaque, it would be prudent to seek further Council direction once initial details are compiled. There was discussion about whether Mr. Thompson might have



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interest in participating in the process or partnering with the city for placement of a plaque. Repp agreed to draft an initial letter seeking further direction from Council on the matter for review at a future meeting.

PRESERVATION WEEK 2026

Members agreed that the week of May 17th to May 23rd would be Ashland's Preservation Week this year. It was noted that nationally, Preservation Month 2026 celebrates America's 250th anniversary with an "All People Are Created Equal" theme. Activities discussed included:

- **Photo Contest** – There was discussion of what had worked and what hadn't last year, and discussion about how this might be improved this year to get participation from Ashland schools.
- **Tombstone Tales** – There was general discussion of continuing Tombstone Tales this year in the same location. Members questioned whether fees could be charged for tickets, as they are in Jacksonville, or if there could be a donation jar.
- **Walking Tours** – It was assumed that Peter Finkle would be willing to lead a walking tour this year; he will need to be contacted to verify and assist in planning.
- **Preservation Awards** – Severson noted that staff would prepare a list of projects that have been completed in the districts over the past year and suggested that HPAC members consider if they know of a project or person who might be worthy of recognition. Severson noted that the owner of 192 North Mountain is seeking to have her home individually listed on the National Register, even though it is outside of the districts, but it was noted that this home had already received an award when it was preserved and rehabilitated with Beach Creek Subdivision.
- **Open Houses** – There was some discussion of whether it might be possible to include some open house or open garden tours of historic properties this year or even taking photos to create a virtual open house.

Committee members inquired as to whether reserving the banner across East Main Street was still a possibility, and Severson said he would look into it. It was agreed that the next 2-3 meetings will need to focus on Preservation Week, and that subcommittees may need to be organized.

REVIEW BOARD ASSIGNMENTS

Members volunteered for Review Board assignments in January and February.

- **January 8, 2026** – Scharen, Whitford & Prest [No items]
- **January 22, 2026** – Scharen, Emery & Repp
- **February 5, 2026** – Whitford, Repp & Prest
- **February 19, 2026** – Scharen, Emery & Prest



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LAND USE ITEMS

PLANNING ACTION: PA-T2-2025-00065
SUBJECT PROPERTY: 431 North 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

Severson made a brief presentation to explain the proposal and provide context.

Amy Gunter of Rogue Planning & Development, LLC briefly explained the project.

Emery discussed the setbacks, noted that despite the existing building's condition it was sad to see it being demolished, and suggested that for architectural interest the single room occupancy (SRO) building design should be segmented or offset in the middle of the front elevation, and the roof broken up by adding a secondary gable on the street facing side to provide interest and better orientation to the street. There was also discussion of the need for porch railing.

Prest suggested that the massing was not consistent with the historic neighborhood.

There was general discussion that the SRO building was too boxy for the neighborhood, particularly given the prominent location of the lot at the corner of Nursery and North Main Streets. It was noted that the design needed to be segmented with the center brought forward to better articulate the two street facing facades, that a new gable element be added with a steeper pitch or that the roof could be hipped. It was emphasized that a lot more articulation was needed in the roof to fit the neighborhood, and that the design needed to be broken into separate forms rather than a single, massive box. There was also discussion of how the doors might be better placed and covered, and how individual porch areas might be distinguished.

Scharen noted that with regard to the three single family residences (SFRs) the repeated front-facing garages were too 'cookie cutter'-looking, and that at a minimum one of the three SFRs needed to be flipped to mirror the other two (i.e. placing the garage on the opposite side of the living space). It was noted that flipping the garage and driveway on Lot 3 would enable required separation between driveways and would allow the single-story garage to provide a soft transition from the single-story SRO to the two-story SFRs.



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Members concluded that they believed the homes could be designed of their own time rather than duplicating some particular period in the past, but that they needed to express more character in keeping with the surrounding neighborhood, with less monotony in the roof and facades. Members concluded that they believed that the designs could be readily modified and still accomplish the same goals for the applicant.

Recommendations were summarized, noting that for the three SFRs, there needed to be more variation and that this could include flipping one garage placement (likely Lot #3) so that it would mirror the other two.

For the SRO building, there were concerns expressed with regard to the design and placement on so prominent of a corner. Members indicated that the building did not comply with standards in terms of size, massing, roof and form and that some portion of the building needed to be pushed forward to better articulate the façade, the roof line/massing adjusted, and the openings, access points and porch needed to be better addressed. The horizontal scale was noted as being acceptable, but the design was out of scale vertically.

Generally, committee members suggested that new buildings could speak to their own time while matching the vernacular of the neighborhood.

ADJOURNMENT

The meeting was adjourned at 6:04 p.m.

**HISTORIC PRESERVATION
WEEK**

HPW THEME: All People Are Created Equal

Permit #	Address	Assign	Scope of work	Appvl State	Applicant/Owner	Contractor
SECOND DWELLINGS						
BD-R-2024-01103	53 Pine		Garage conversion to ARU with addition	FINAL	Hollandsworth	By Owner
BD-R-2025-01261	126 Strawberry Lane		Detached ARU	FINAL	Eisenberg	Taylorred Elements
BD-R-2025-01396	239 Third		ARU with loft	ISSUE	Ransom	Concious Construction
BD-R-2025-01400	115 Pine		ARU on 2nd floor of main residence at 113 Pine	READY	Suncrest Homes	By Owner
ADDITIONS						
BD-2017-02323 & BD-R-2018-00064	263 N Second		Addition, interior remodel, restoration of roof and porch	ISSUE	Benton	By Owner
BD-R-2024-01132	108 Seventh		Addition of multi-purpose living space/shop use	ISSUE	Clayton	By Owner
BD-R-2024-01190	80 Coolidge		978 SF residential addition & 95 SF deck	FINAL	Erickson	By Owner
BD-R-2024-01160	18 Hillcrest		large interior reno with small garage addition	FINAL	Chirgwin	Jovick Construction
BD-R-2024-01131	486 Siskiyou		Small addition of laundry and mud-room	ISSUE	Montes	DAK Construction
BD-R-2024-01126	209 Almond		Large addition and renovation of home	ISSUE	Bekolay	Pacific Earthworks
BD-R-2025-01356	147 Van Ness		Remodel and addition at rear of home	ISSUE	Dryden	Josh Barnes
BD-R-2025-01358	237 Almond		Addition of bedroom and bathroom/New 370 SF patio	ISSUE	Teitelbaum	Hamlett Construction
BD-R-2024-01224	77 Fifth		Small addition to main house	FINAL	Pettinger	Asher Homes
BD-R-2025-01296	104 S First		Heated art studio space with bathroom and sauna	FINAL	Hayes	Spacemen LLC
BD-R-2024-01172	70 Granite		Small addition (bump out) of bedroom on deck area/Add sliding door	FINAL	Mastain	Cascade Pro Build
SFR'S						
BD-R-2024-01108	114 Bush		New SFR	FINAL	Stokes	By Owner
BD-R-2025-01399	113 Pine		New SFR with garage	READY	Suncrest Homes	By Owner
ALTERATIONS AND STRUCTURALS						
BD-R-2025-01285	80 Hargadine		Roof Deck	FINAL	Cope	Devry Construction
BD-R-2025-01353	152 Manzanita		Shed replacement with porch	FINAL	Ennis	Richards Construction
BD-R-2025-01378	63 Nutley		Kitchen remodel and sunroom replacement	ISSUE	Donner	Rick Hanson
BD-R-2025-01352	165 Gresham		Garage conversion to living space	ISSUE	Corler	Ashland Builders
COMMERCIAL						
BD-NR-2024-00306	27 N Main		TI Lumina Café	FINAL	Circiello	By Tenant
BD-NR-2024-00309	500 A Street		Tenant Improvement (B occ) site improvements at existing building. See PA-T1-2025-00259	ISSUE	Kaplan	Travis Curtis Construction
BD-NR-2025-00366	142 E Main		Coffee Kiosk in front of Paddington Station	ISSUE	Hammond	Taylorred Elements
BD-NR-2025-00321, BD-NR-2025-00322	201 S Mountain		Seismic Retrofit of science building at AHS & quad improvements	ISSUE	ASD	Outlier
STRUCT-2025-00270	340 A Street		Add 9 new windows to the rear of Commercial building	FINAL	Comstock	By Owner/John Fields
MULTI FAMILY						
BD-R-2024-01082, BD-R-2024-01199, BD-R-2024-01197, BD-R-2024-01198	Gresham/Holly Street 292 Gresham, 290 Gresham, 427 Holly, 423 Holly		Multi family development	FINAL	DeBoer	By Owner
BD-R-2024-01235	40 Granite		Interior and exterior remodel for R2 occ(8 apts with 5 exterior decks)	ISSUE	Mastain	Home Builders Construction
IDEAS FOR CIVIC OR INDIVIDUAL?						
	Butler-Perozzi Fountain					

COMMITTEE ELECTIONS

Memo

DATE: February 4, 2026
TO: Historic Preservation Advisory Committee (HPAC)
FROM: Derek Severson, *Planning Manager & Staff Liaison*
RE: Election

Background

Recently updated [AMC 2.10.015.B.1](#) provides that, "*The term for the Chair or Co-Chair of a standing advisory committee shall be one (1) year. A Chair or Co-Chair may serve multiple terms, but no more than two (2) consecutive terms as either Chair or Co-Chair in their respective role.*"

In consulting with the Community Development Director, the counting of consecutive terms would begin with the first election following the adoption of the new ordinance (i.e. whoever is elected Chair or Co-Chair tonight could potentially serve two consecutive terms moving forward).

Very often, Committees proceed with the expectation that the Co-Chair role is effectively training to be Chair, with the Co-Chair often voted to take over as Chair once the Chair has served their maximum allowed terms. This policy is not codified. Dale Shostrom was previously Co-Chair, but no one was elected to fill that role with his resignation a few months ago.

Next Steps

HPAC should elect a Committee Chair and a Committee Co-Chair to serve for the remainder of 2026 at tonight's meeting.

REFERENCES & ATTACHMENTS

None

COMMUNITY DEVELOPMENT DEPARTMENT

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

Tel: 541.488.5305
Fax: 541.552.2050
TTY: 800.735.2900

REVIEW BOARD FEB/MARCH



February 2026

HPAC Review Board

Meet at 3:00pm - Lithia Room

Every other week

****Staff to email if there is anything to review on the off weeks****

<u>DATE</u>	<u>COMMITTEE MEMBERS ATTENDING</u>		
Feb 5th	Whitford	Repp	Prest
Feb 19th	Scharen	Emery	Prest

*Call 541-488-5305 to verify there are items on the agenda to review



Better Together

March 2026

HPAC Review Board

Meet at 3:00pm - Lithia Room

Every other week

****Staff to email if there is anything to review on the off weeks****

<u>DATE</u>	<u>COMMITTEE MEMBERS ATTENDING</u>		
March 5th			
March 19th			

*Call 541-488-5305 to verify there are items on the agenda to review

APPLICATION

PA-T2-2025-00065 431 N Main

NOTICE OF PUBLIC HEARING

PLANNING ACTION: PA-T2-2025-00065

SUBJECT PROPERTY: 431 N Main Street

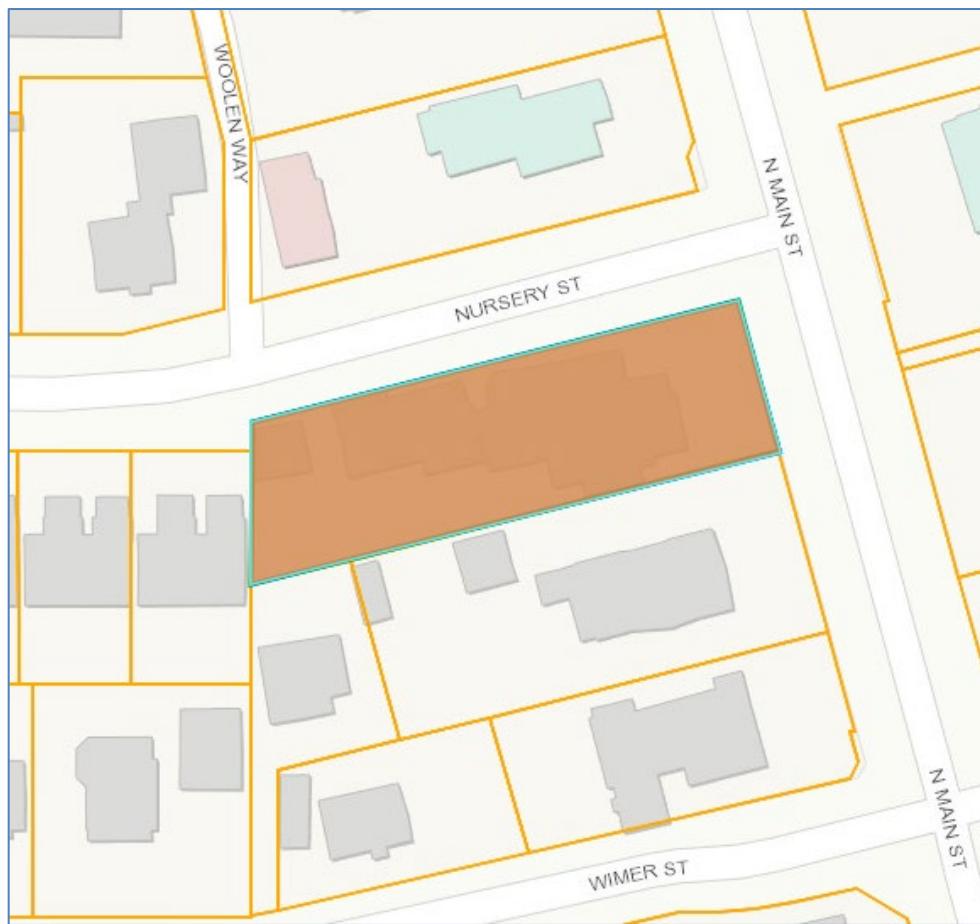
APPLICANT: Rogue Planning and Development

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*



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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

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

Tel: 541.488.5305
Fax: 541.552.2050
TTY: 800.735.2900

Memo

DATE: February 4, 2026
TO: Historic Preservation Advisory Committee
FROM: Derek Severson, *Planning Supervisor*
RE: Historic Preservation Advisory Committee (HPAC)
Revisions in Response to HPAC Recommendation/431 North Main Street

Background

At the January meeting, HPAC reviewed and made recommendations on a development proposal for 431 North Main Street. The proposal involves demolition of the existing historic building, subdividing the property into four lots, and requesting conditional use Permits to allow each of the four lots to exceed the [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.

[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 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

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Planning Commission. This is one of the rare instances which triggers any level of design review for single family homes.

In reviewing the application in January, HPAC determined that the building designs were not in keeping with the Historic District Development Standards. The attached recommendations detail specific changes which HPAC found to be necessary for the proposed buildings to comply with the [Historic District Development Standards](#).

The applicant provided revised design drawings on January 12th with further refinements on January 28th in response to the HPAC recommendations. The Planning Commission opened the public hearing for this item at their regular January meeting, but continued the hearing to February 10th to allow HPAC to review the design changes and provide recommendations in response.

Next Steps

The Planning Commission hearing remains open, and the Planning Commission anticipates a recommendation from HPAC tonight with regard to the attached design revisions provided.

Single Family Lots #1-3 (See attached Staff Exhibit S-1)

HPAC members expressed some concerns with the repetitive design of the three proposed SFRs, particularly with regard to the repetition of similarly designed and placed front-facing garages. It was noted that in combination with the six non-historic townhomes to the west having very similar front-facing garages, this tended to give the historic streetscape a “cookie cutter” character. It was suggested that the design of one of these three SFRs should be flipped so that it was a mirror image of the others (i.e. a garage and driveway in opposite relation to the rest of the house), rather than having all three identically configured, and that this could be done most readily to Lot #3 adjacent to the SRO while satisfying driveway separation requirements and providing a massing that stepped from the single-story SRO building to a single-story garage element to the two-story mass of the remainder of the SFR. There was also discussion of varying the garage door treatments rather than having them be identical. **The revised elevation drawings for the SFR on Lot #3 show**

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the placement of the garage flipped as previously recommended (See Staff Exhibit S-1 below).

Generally, the requested flipping of the design, so that the SFR on Lot #3 is a mirror image of the other two when viewed from the street, has been executed in the revised designs attached. HPAC members may wish to consider whether there should be a condition recommended to require that the garage door treatments be varied between the three SFR's.

Single-room occupancy (SRO) structure (Lot #4) See attached Staff Exhibit S-2)

HPAC members expressed concerns that the design as proposed was not in keeping with the Historic District Development Standards in terms of [scale](#), [massing](#), [roof](#), [form](#) and [entrances](#). HPAC suggested segmenting the building to bring a central element forward to provide articulation in the street-facing façade(s) and also adding a corresponding secondary gable element, with a more substantial pitch, to the roof and potentially hipping the roof to provide greater articulation to the roof form and better fit with the surrounding historic neighborhood; adjusting the exterior treatment in terms of the porch and railings, doors, access points and coverings. HPAC generally indicated that this design needed more work to break the mass into separate forms with greater articulation in the roof and street-facing façades rather than presenting a monotonous, box-like form on this prominent corner at the gateway to the historic district. **A secondary gable element has been added, and the treatment of the porches and railings, doors, access point and coverings modified in response to the recommendations. In staff's assessment, the primary recommendation that has not been addressed is segmenting the building to bring a central element forward on the street facing façade(s).**

In staff's assessment, in preparing a final recommendation to the Planning Commission, HPAC members will need to consider whether the design changes to the SRO structure on Lot #4 when considered in sum effectively accomplish what was

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intended in the previous recommendation without segmenting the building design to break-up the street facing façade by shifting a central element out from the rest of the facade.

REFERENCES & ATTACHMENTS

Attachment #1: HPAC Recommendation from January 7, 2026 HPAC Meeting

Attachment #2: January 12th, 2026 Revised Design Drawings

Attachment #3: January 28, 2026 Revised Design Drawings

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Staff Exhibit S-1

431 North Main Street, Lot #4 Single Room Occupancy (SRO) REVISIONS



January 28th Revision

January 12th Revision

As Reviewed in January

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Staff Exhibit S-2

431 North Main Street, Lot #4 Single Room Occupancy (SRO) REVISIONS



As Reviewed in January



January 12th Revision



January 28th Revision

COMMUNITY DEVELOPMENT DEPARTMENT

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HISTORIC PRESERVATION ADVISORY COMMITTEE (HPAC)

Committee Recommendation

January 7, 2026

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 for 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

In considering this application, HPAC members noted that the property at the corner of Nursery and North Main Streets is quite prominent and serves as a northern gateway for those entering Ashland’s historic districts and the downtown via North Main Street. HPAC members could not find that the designs as presented were in keeping with the Historic District Development Standards, and as such were unable to support the requests for Conditional Use Permits to exceed the maximum permitted floor area (MPFA) based on the current designs. HPAC members had the following design recommendations to bring the proposed buildings more in line with the Historic District Development Standards.

- **Three Single Family Residences (SFRs) (Lots #1, #2 and #3)**

HPAC members expressed some concerns with the repetitive design of the three proposed SFRs, particularly with regard to the repetition of similarly designed and placed front-facing garages. It was noted that in combination with the six non-historic townhomes to the west having very similar front-facing garages, this tended to give the historic streetscape a “cookie cutter” character. It was suggested that the design of one of these three SFRs should be flipped so that it was a mirror image of the others (i.e. a garage and driveway in opposite relation to the rest of the house), rather than having all three identically configured, and that this could be done most readily to Lot #3

HISTORIC PRESERVATION ADVISORY COMMITTEE

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adjacent to the SRO while satisfying driveway separation requirements and providing a massing that stepped from the single-story SRO building to a single-story garage element to the two-story mass of the remainder of the SFR. There was also discussion of varying the garage door treatments rather than having them be identical.

- **Single-room occupancy (SRO) structure proposed on the corner lot (Lot #4):**
HPAC members expressed concerns that the design as proposed was not in keeping with the Historic District Development Standards in terms of [scale](#), [massing](#), [roof](#), [form](#) and [entrances](#). HPAC suggested segmenting the building to bring a central element forward to provide articulation in the street-facing façade(s) and also adding a corresponding secondary gable element, with a more substantial pitch, to the roof and potentially hipping the roof to provide greater articulation to the roof form and better fit with the surrounding historic neighborhood; adjusting the exterior treatment in terms of the porch and railings, doors, access points and coverings. HPAC generally indicated that this design needed more work to break the mass into separate forms with greater articulation in the roof and street-facing façades rather than presenting a monotonous, box-like form on this prominent corner at the gateway to the historic district.

HPAC members emphasized that the buildings could be designed of their own time but with more architectural character, and that these design changes could be readily accomplished while still meeting the applicant's goals.

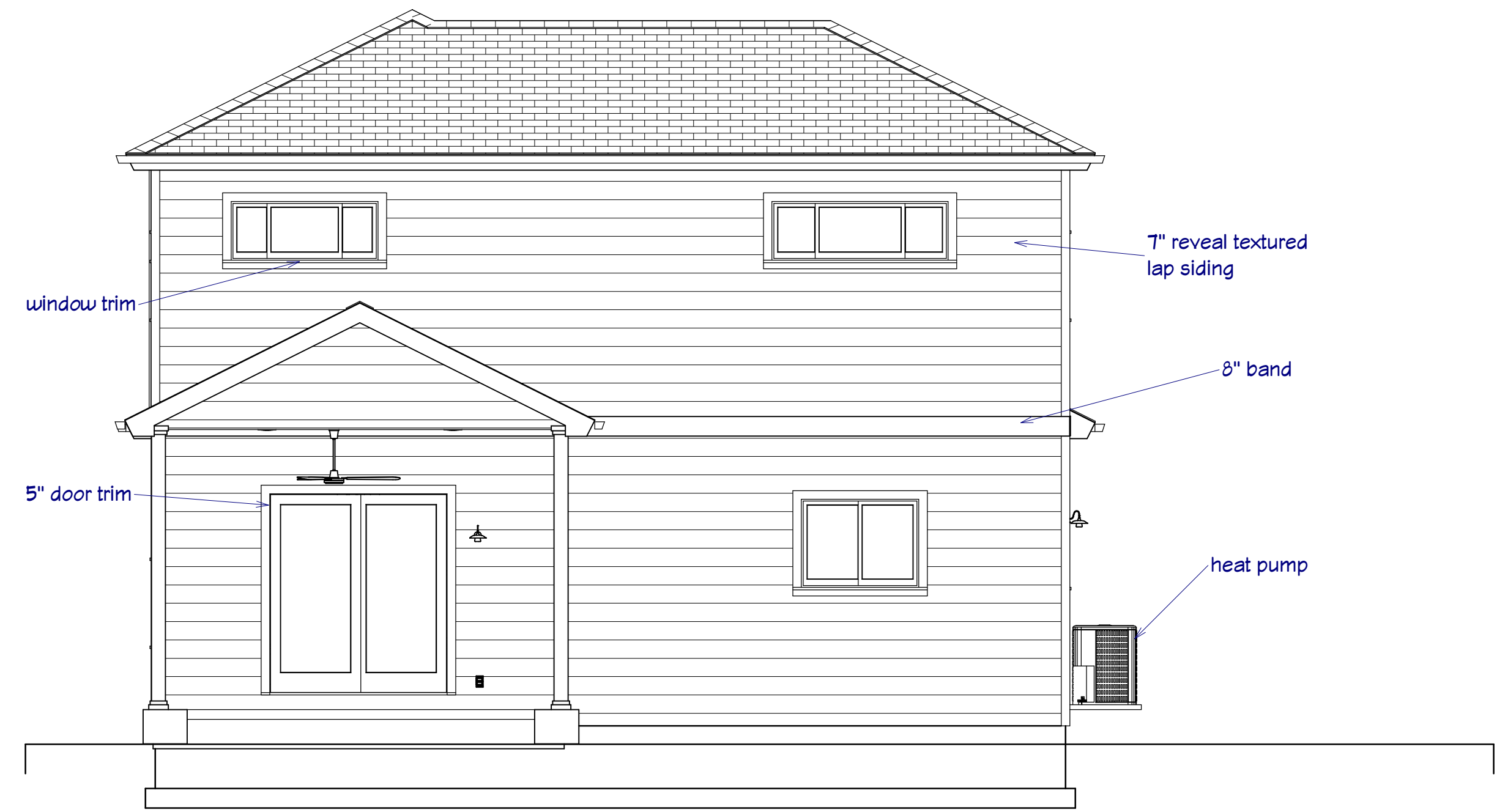
HISTORIC PRESERVATION ADVISORY COMMITTEE

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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.

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

431 North Main Street
Ashland, OR 97520

ELEVATIONS

DRAWINGS PROVIDED FOR:
Rogue Holdings 541

DATE:

1/12/2026

SCALE:

1/4" = 1'-0"

SHEET:

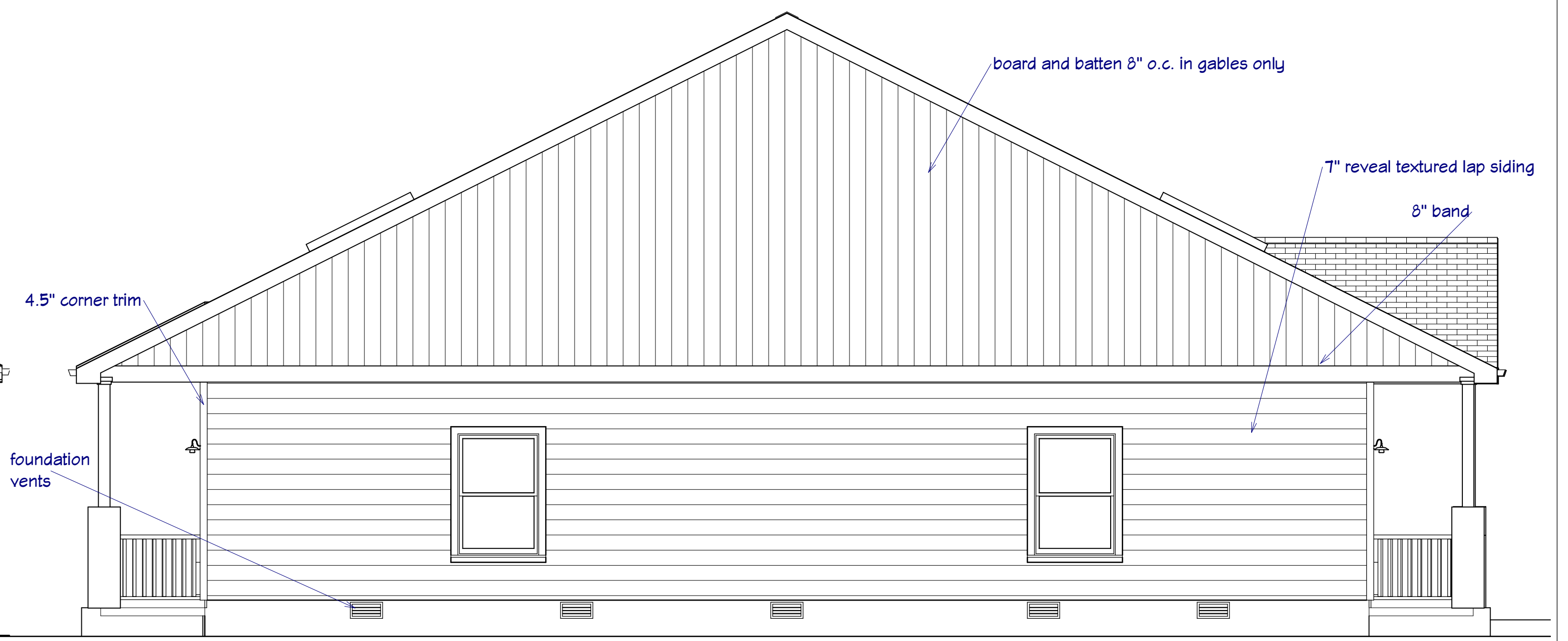
A2

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

PROPOSED NEW SINGLE RESIDENCE OCCUPANCY BUILDING



Front Elevation (Nursery St)



Rear Elevation



Left Elevation (N Main St.)



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.

NUMBER	DATE	REVISION BY	DESCRIPTION

431 North Main Street
Ashland, OR 97520

ELEVATIONS

DRAWINGS PROVIDED FOR:
Rogue Holdings 541

DATE:

1/12/2026

SCALE:

1/4" = 1'-0"

SHEET:

A2





Memo

To: Planning Commissioners

From: Amy Gunter, Rogue Planning & Development Services, LLC

Date: January 27, 2026

Re: PA-T2-2025-00065

This memo serves to provide additional information regarding the proposed residential dwelling units within the proposed, four lot, Performance Standards Subdivision Outline and Final Plan application at 431 N Main Street.

The proposal seeks to allow for the division of the property and construction of four residential dwellings on each of the resulting lots. The proposed lots are small, compact, urban lots within the Skidmore Academy Historic District. Though the subject property is within the historic district boundaries, development of the new residences typically would not be reviewed by the Planning Commission for conformity with Historic Design Standards. The proposal includes a request to increase the size of the proposed dwellings as permitted consistent with the Maximum Permitted Floor Area (MPFA) standards and the permissible increase of up to 25 percent. An increase to the MPFA requires a Conditional Use Permit which then allows for additional review and oversight by the Historic Advisory Committee where their recommendations may become conditions of approval when adopted by the Planning Commission.

Conditional Use Permit criteria focus upon whether the requested increase in MPFA will have a “greater adverse material effect on the livability of the impact area when compared to the target use of the zone.” The target use of the zone is four dwellings.

There are six factors of livability to be considered when reviewing a Conditional Use Permit.
18.5.4.050A.3.

- Similarity in scale, bulk, and coverage.
- Generation of traffic and effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.



- Architectural compatibility with the impact area.
- Air quality, including the generation of dust, odors, or other environmental pollutants.
- Generation of noise, light, and glare.
- The development of adjacent properties as envisioned in the Comprehensive Plan.

With respect to the proposed use and that the request is for the structure and not a 'use', the primary criteria that applies to an increase in MPFA are the standards addressing similarity in bulk, scale and coverage (18.5.4.050.3.a) and architectural compatibility (18.5.4.050.3.c).

The proposed building designs are subject to the Historic District Development Standards (18.4.2.050) which seek compatibility with the historic buildings but not replication or imitating the styles, motifs, or details of historic buildings. According to the Skidmore Academy Historic District nomination form the homes in the vicinity are Vernacular Style dwellings. The term "vernacular" as applied to architecture suggests simplicity, at its essence means unaffected, unselfconscious, unaccented way of building, it is a use of architectural style without being conscious of style. (National Register Nomination Form, Skidmore Academy District, Architectural Styles, pg. 8 of 1292). Later architectural styles include bungalow and Craftsman forms. The proposed buildings each reflect the vernacular styling with craftsman influences which are found in the Skidmore Academy Historic District.

The Historic Advisory Committee provided comments on the proposed building design of the four dwellings. Following their review of the proposed dwellings, modifications were made to better reflect the historic district design standards.

There are three detached single residences and a single room occupancy residence. It was recommended that one of the detached single residence houses be 'flipped' so the garage was on the opposite side of the structure as the other two homes. Though these houses are similar in architectural style, each has distinctly different entry doors, windows, porch railings, roof design (hipped roof framing or open gable roofs) and paint colors. Additionally, unlike the property to the west which is occupied by attached wall duplex units with garage door width facades, and setback 20-feet from Nursery Street; the proposed residences have covered front porches, and the garage occupies less than 50 percent of the dwellings facade.

Two of the proposed dwellings (Lots 2 and 3) will have the minimum required setback of 20-feet and Lot 1 will have an increased setback of 25-26 feet. The variable setback will reduce the feeling of repetition and provide variation in the massing and the facades.



The average home size in the impact area is 2,182 square feet in area. The three modest size homes with a habitable floor area of 1,429 square feet with a small, attached garage of 253 square feet are smaller in area than the average square footage of dwellings within the impact area.

The two-story dwellings are proposed to be 23' 10" in height. This is similar in height as the adjacent, two-story dwellings. The window types and materials used are consistent with materials found on historic and non-historic homes in the vicinity. The commission can find that the proposed dwellings are similar in height, mass, scale, setback, building area and lot coverage as homes in the vicinity. The proposed detached residential dwellings of ~1,682-1,690 square feet will not have a greater adverse material effect on the livability of the impact area when compared to the target use of the zone.

The single room occupancy (SRO) building is also a detached residential dwelling and though built to an R-3 occupancy under building code, is a detached residential dwelling for land use review. The proposed SRO is seeking an increase in the floor area of the full 25 percent. This is to allow for larger sleeping room area. Each sleeping room will have a private bathroom and a wet-bar. The SRO will have a shared kitchen and dining area and a shared bathroom. The rooms will have vaulted ceilings to give the appearance of a larger room on the interior, but the mass and area of the structure remain modest when compared to the average house size in the impact area.

The roof of the SRO was modified to increase the scale of the single-story building through an increase in the pitch of the roof. The peak of the roof is proposed to be 25 feet, 3 inches. This height is similar to the proposed detached residences which are proposed at 23 feet, 10 inches. Additionally, the approximate height of the immediately adjacent two-story apartment building which is 24 feet. Furthermore, the tallest building in the immediate vicinity is the B&B across Nursey Street. This building has an approximate peak height of 30'. The proposed building height is very similar to the adjacent buildings.

The SRO building is proposed to be a single story, 2,401 square feet in area. This is slightly larger than the average in the impact area of 2,182 square feet and similar in scale, bulk and coverage. The proposed SRO is smaller than the structure to the south, a two story, 3,480 square foot apartment building, similar to the two story, duplex structures to the west which are all 2,260 square feet and smaller than the B & B across Nursey Street which is a two-story structure with 2,962 square feet in area.



Architectural features were added and changes were made to the proposed structure that adjust the scale, mass, roof form, building form and building entrances. The revised structure includes a large North Main Street facing gable, a wraparound porch, porch railings with wide base posts, and walkway and stairs leading from North Main to the covered porch. A large gable and covered porch with entry doors to bedrooms and the shared kitchen present to the Nursey Street façade providing orientation to the street with entry doors and windows facing both of the street facades.

The introduction of the large street facing gable provide substantial articulation to the roof, dividing the long span into smaller segments which provides a stronger orientation to the public street, reduces the mass and the bulk of the structure and develops a historically compatible building that reflects the historic district design elements while clearly being a building from this time period and not imitating historic structures.

The introduction of an SRO as a dwelling type increases the housing density provided on a property that abuts an arterial street with frequent transit stops within 172 feet of the property. The SRO units are not deed-restricted affordable housing, but the type of housing proposed is more affordable than a studio or one-bedroom apartment and provides an additional needed housing type. The properties proximity to the commercial zone and commercial businesses including, stores, food services, and medical allow for tenants to reduce their reliance upon vehicles due convenient access to transportation and services. This reduces trip generation from the site, and it can be found that the generation of traffic and effects on surrounding streets provides for increases in pedestrian, bicycle, and mass transit use which are considered beneficial regardless of capacity of facilities.

We believe that the Planning Commission can find that the proposed four lot Subdivision and the requested Conditional Use Permit to increase the allowed Maximum Permitted Floor Area for four residential dwellings in the multi-family residential zone will not have a greater adverse material effect on the livability of the impact area when compared to the target use of the zone. Even with the request to increase the floor area, the proposed dwellings are similar to bulk, scale, mass, height, orientation and coverage as the properties in the immediate vicinity and the proposal will not negatively impact the livability of the adjacent properties.

Thank you,

Amy Gunter
Amy Gunter

Rogue Planning & Development





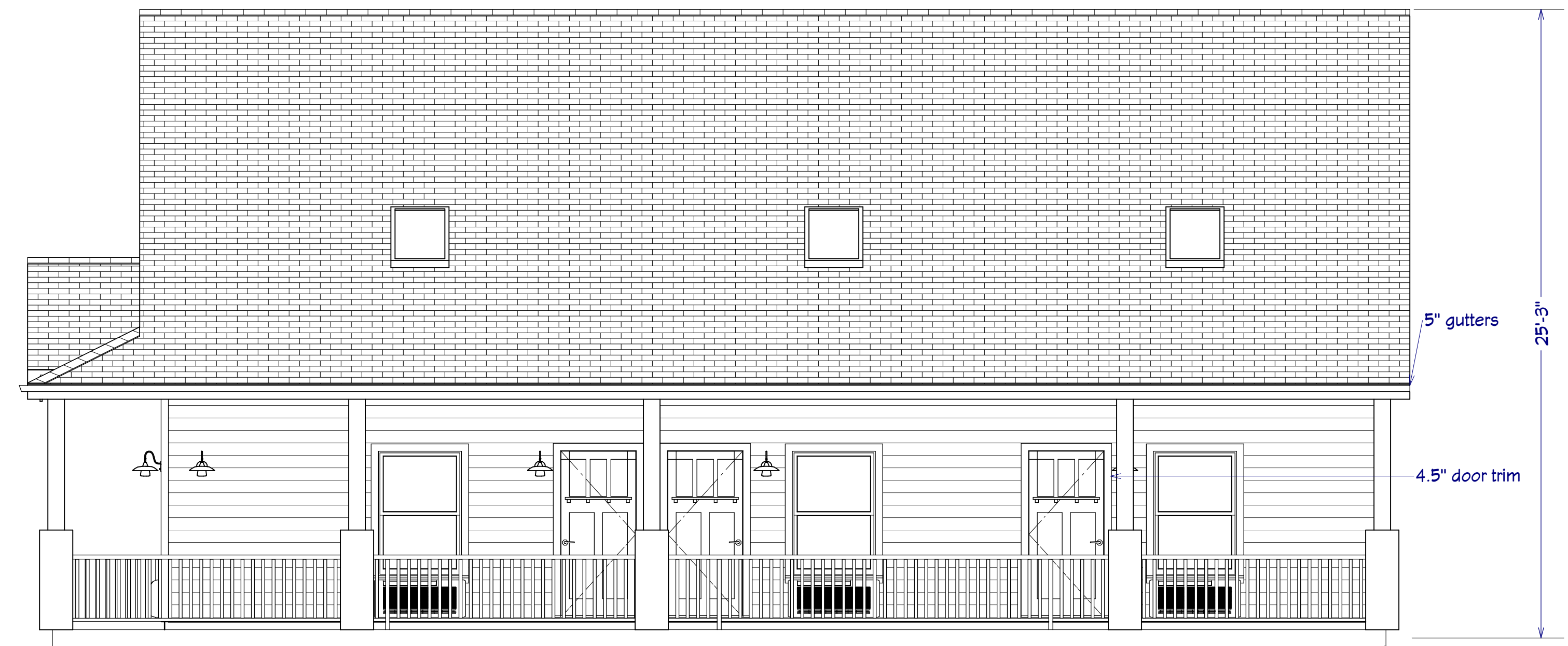
Front Elevation (Nursery St)



Rear Elevation



Left Elevation (N. Main St.)



Right Elevation

NUMBER	DATE	REVISION	TABLE	DESCRIPTION

431 North Main Street
Ashland OR 97520

ELEVATIONS

DRAWINGS PROVIDED BY:
ROGUE HOLDINGS 541

DATE:

1/27/2026

SCALE:

1/4" = 1'-0"

SHEET:

A2

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



Outlook

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

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

Date Wed 1/28/2026 1:16 PM

To Planning Commission - Public Testimony <PC-public-testimony@ashland.or.us>

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

[EXTERNAL SENDER]

Members of the HPAC and the Ashland Planning Commission

Further to the revised submission received by the City of Ashland for further consideration by both the HPAC on 04th February 2026 and the Ashland Planning Commission on 10th February 2026, we like to make further comments on our original objection lodged on 07th January 2026.

With reference to the proposed redesign on the structure on plot 4 we would like to comment as follows:

City of Ashland Building Safety Division Interpretation BD-INT-0001 SINGLE ROOM OCCUPANCIES

When evaluating the new land-use definition for “single-room occupancies” we must rely on the tools afforded by our code in Section 302.1 OSSC (Oregon Structural Specialty Code) to appropriately classify the occupancy use based on the assumed risk profile, inherent life risk, and based on what the definition most nearly resembles. According to the new ORS 197 definition, these SROs most nearly resemble Group R3 congregate living facilities under OSSC Section 310.4.

Congregate living facilities are OSSC-governed Group R-3 occupancies, as the described use exceeds the scope of the ORSC. Where the total number of occupants does not exceed 10 for transient use, or 16 for non-transient, the OSS governed R-3 designation is appropriate.

Design and construction considerations, elements and systems that apply to the SRO’s, include but are not limited to the following:

? Designated an R-3 Occupancy and designed out of the OSSC (Oregon Structural Specialty Code).

https://codes.iccsafe.org/content/ORSSC2022P2/chapter-3-occupancy-classification-anduse#ORSSC2022P2_Ch03_Sec310.4

? NFPA 13D sprinkler protection required. https://codes.iccsafe.org/content/ORSSC2022P2/chapter-9-fire-protectionand-life-safety-systems#ORSSC2022P2_Ch09_Sec903.3.1.3

? Fire rated construction separating sleeping units from other sleeping units and spaces in accordance with 420 OSSC. https://codes.iccsafe.org/content/ORSSC2022P2/chapter-4-special-detailed-requirements-based-on-occupancy-anduse#ORSSC2022P2_Ch04_Sec420

? Constructed as Type B Accessibility Units when providing 4 or more units in a single structure as described in 1108 OSSC. https://codes.iccsafe.org/content/ORSSC2022P2/chapter-11-accessibility#ORSSC2022P2_Ch11_Sec1108 Section 6.

ORS 197A.430 is amended to read:

197A.430. (1) As used in this section, “single room occupancy” means a residential development with no fewer than four attached or detached units that are independently rented and lockable and provide living and sleeping

space for the exclusive use of an occupant, but require that the occupant share sanitary or food preparation facilities with other units in the occupancy.

Key Aspects of Single-Family Occupancy in Ashland:

- **Definition of Family:** While definitions can vary, local interpretations often relate to "blood, marriage, legal adoption or guardianship".
- **Occupancy Limits:** Following Oregon House Bill 2583, occupancy limits based on family relations are restricted, though cities can still regulate for health and safety. Prior interpretations in the region allowed for a family plus a certain number of unrelated individuals, with some local examples mentioning up to 5 unrelated individuals, according to local news reports.
- **Accessory Residential Units (ARUs):** A single-family property may include an Accessory Residential Unit (or Accessory Dwelling Unit) on the same lot, which is a second, self-contained, and independent living unit.
- **Zones:** Single-family uses are typical in R-1 (Single-Family Residential) zones

With reference to the above and the language used it would be reasonable to assume that the proposed six units in the SRO building on plot 4 would be limited to a single individual per room.

It is assumed that the requirements regarding the fire suppression/sprinkler systems etc. have been addressed and are incorporated in the design.

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 resident units, we are assuming that this would result in allowing for a maximum of 1 person per unit, which would be enforceable.

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 have the applicants develop this plot along the lines of the proposed developments for plots 1 2 & 3 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

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