



Planning Commission Meeting Agenda

ASHLAND PLANNING COMMISSION

REGULAR MEETING AGENDA

Tuesday, August 11, 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. July 14, 2026 Regular Meeting Minutes

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 August 11, 2026 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/97730215434>

V. LEGISLATIVE PUBLIC HEARINGS

1. PLANNING ACTION: PA-L-2026-00020

APPLICANT: City of Ashland

ORDINANCE REFERENCES: AMC 18.5.3.060: Additional Preliminary Flag Lot Partition Plat Criteria

REQUEST: The proposal before the Planning Commission is a draft ordinance amending AMC 18.5.3.060 to establish a variance process for flag drive and driveway grades serving legal lots of record created before the City adopted its Hillside Development Standards in 1997, and a request to forward a recommendation to the City Council. The amendment was originally included in the Senate Bill 974 implementation package (draft Ordinance No. 3307) and has been separated into a standalone ordinance, draft Ordinance No. 3309, so that it can be considered on its own merits.

2. PLANNING ACTION: PA-L-2026-00019

APPLICANT: City of Ashland

ORDINANCE REFERENCES:

AMC 18.2.2.030: Uses Allowed by Zone

AMC 18.2.5.090: Standards for Single-Family Dwellings and Duplexes

AMC 18.2.5.100: Single Room Occupancy (SRO)

AMC 18.3.4.040: Normal Neighborhood District

Uses Allowed by Zone

AMC 18.3.5.050: North Mountain Neighborhood

Uses Allowed by Zone

AMC 18.3.5.100: Site Development and Design Standards (North Mountain Neighborhood)



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AMC 18.3.9.040: Review Procedures and Criteria
(Performance Standards Option)

AMC 18.5.1.010: Summary of Approvals by Type of Review
Procedure

AMC 18.5.5.030: Review Procedure (Variances)

AMC 18.6.1.030: Definitions

REQUEST: The proposal before the Planning Commission includes draft ordinance amendments to the Ashland Land Use Ordinance to implement Senate Bill 974 (2025) and a request to forward a recommendation to the City Council. The draft ordinance amends AMC 18.2.5.090, AMC 18.3.5.100, AMC 18.3.9.040, Table 18.5.1.010, AMC 18.5.5.030, and AMC 18.6.1.030. Code changes to comply with SB 974 are required to be in effect by July 1, 2026. Additional amendments implementing House Bill 2138 (2025) requirements with regard to Single Room Occupancies (SROs) are proposed for AMC 18.2.2.030, 18.2.5.100, 18.3.4.040, 18.3.5.050 and 18.6.1.030.D. These SRO requirements must be implemented by January 1, 2027; additional code changes with regard to other sections of HB 2138 will be brought forward as a separate package following further state rulemaking. Additional amendments implementing House Bill 4037 (2026) are proposed for AMC 18.5.1.050 to establish a uniform review procedure for applications for housing subject only to clear and objective standards, consistent with amendments to ORS 197A.400 operative July 1, 2026. SB 974, HB 2138, and HB 4037 together revise the state framework for the review of residential development applications.

VI. OPEN DISCUSSION

VII. ADJOURNMENT

Next meeting Date: August 25, 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.