



Planning Commission Meeting Agenda

ASHLAND PLANNING COMMISSION

REGULAR MEETING AGENDA

Tuesday, October 14, 2025

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. August 26, 2025 Special Meeting Minutes
2. September 9, 2025 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 October 14, 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/92328184155>

V. TYPE II PUBLIC HEARINGS

PLANNING ACTION: PA-T2-2025-00060

SUBJECT PROPERTY: 300 Clay St. (Map 39 1E 11CB Tax Lot 1100)

OWNER/APPLICANT: Rogue Planning & Development Services, LLC for Bentella LLC

DESCRIPTION: A request for Site Design Review permit approval to construct four four-plex buildings as part of Phase 1 in the recently approved Caldera Oaks Subdivision at 300 Clay Street. Each four-plex consists of four two-story units. Eight of the 16 total units will be deed-restricted affordable housing. The application includes a request for a Solar Setback Exception to allow the northernmost four-plex building to cast a greater shadow on the property to the north (2272 Dollarhide Way) than would be cast by a sixfoot fence built on the property line; the property owner to the north has agreed to the proposed shadowing. **COMPREHENSIVE PLAN DESIGNATION:** Suburban Residential; **ZONING:** R-1-3.5; **MAP:** 39-1E-11-CB; **TAX LOT:** 1100

VI. OPEN DISCUSSION

VII. ADJOURNMENT

Next Meeting Date: October 28, 2025 - Planning Commission Annual Retreat

Next Meeting Date:

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.

