

Type III Procedure

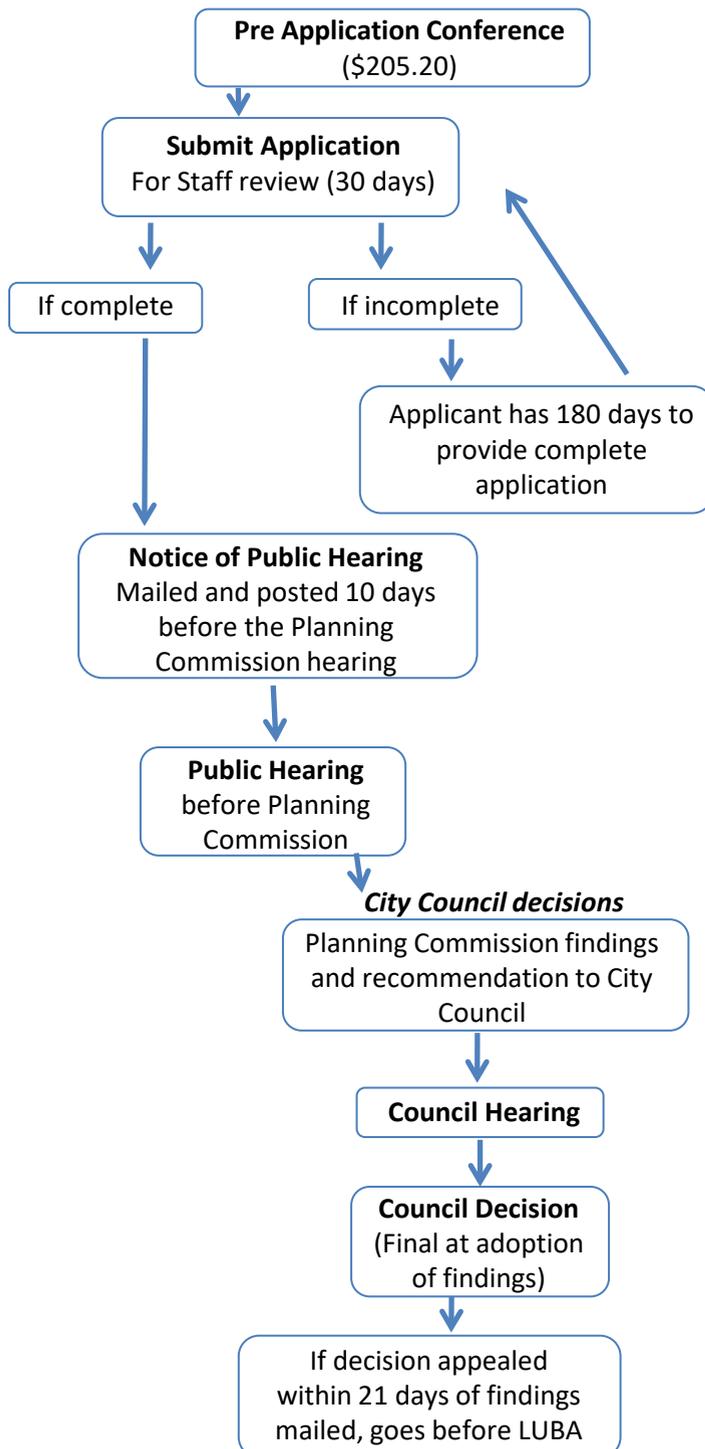
Property specific development which would require an ordinance text amendment;

1. Zone Changes or Amendments (\$3,606.80)*
 2. Comprehensive Plan Change (\$3,606.80)*
 3. Annexation (\$5,425.75)*
 4. Urban Growth Boundary (U.G.B.) Amendment (\$5,425.75)*
- } Planning Comm. decision
} City Council decision

*Fees are cumulative and depend on project specifics.

See AMC 18.5.1.070 for complete information. Contact City of Ashland Community Development Department for any questions or more information. Located at 51 Winburn Way Ashland OR, 97520. 541-488-5305; Planning@ashlandoregon.gov

Priority planning action processing for LEED® certified buildings.



Pre application conference is required and valid for six months. Conferences are Wednesday afternoon, as available. Must be scheduled at least two weeks in advance. Conference may be waived by the Staff Advisor.

The city will review the application and determine if it is complete for not. The City will inform the applicant of any deficiencies within 30 days of application. Fees are paid upon submission of the application.

At least 10 days prior to hearing, the Department will mail and publish notice of hearing. A clearly visible notice shall be posted on the property.

Complete applications are heard at a Planning Commission meeting at least 45 days after N.O.C.A. Public hearing notice must be sent out and posted 10 days before the Planning Commission meeting.

Planning Commission decides zone changes and map amendments. They are subject to City Council appeal.

Planning Commission findings and recommendations are reported to City Council within 45 days of the hearing on U.G.B. amendments and annexations. Council makes final decision.

Staff schedules a hearing and repeats notice mailing and publication. Council holds hearing and makes a decision at that time. The Staff will mail notice of the Council decision to applicant and affected parties. Council decision is final decision of the City at the adoption of findings.

Further appeals are heard by the State Land Use Board of Appeals, (LUBA) www.oregon.gov/LUBA. With adoption of the Regional Plan, U.G.B. Amendments are subject to regional review through the County, and city approval simply agrees to initiate this process.