

Development without subdivision:

Development of the lot without subdivision would most likely be a type 1 land use process and very straight forward.

Development of the lot would be limited to no more than 5 dwellings, unless density bonuses are applied.

If the applicant was interested in very small units (Dwellings of 500 square feet or less are counted as 0.75 dwellings for the purposes of density) it is possible that 7 units of less than 500 sq ft. could be proposed *with earth advantage bonus* applied.

Requirements would include:

- No more than 65% lot coverage
- At least 8% functional open space
- Must meet Solar Setbacks
- There is no limit on how many units in a multifamily development can access a single driveway.



Development with subdivision:

It appears unlikely that the project would be able to utilize the standard subdivision or partition regulations of 18.5.3 due to various requirements including minimum lot size (5,000), minimum lot width, lot width depth ratio, etc.

This leaves the Performance Standard Option (PSO) regulations at AMC 18.3.9 which allows:

“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.”

All PSO subdivision require a type II planning action and public hearing before the Planning Commission.

18.3.9.020 Applicability

Developments exercising the Performance Standards option, including developments that are required to apply the option pursuant to this ordinance, shall meet the provisions of this chapter and all other applicable sections of this ordinance; except that developments subject to this chapter are 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.

Lot size: 0.386 ac = 16,814.16 sq ft.

Maximum allowed lot coverage = 16,814.16 x 0.65 = **10,929.20 sq ft**

Required Open space = 16,814 x 0.08 = **1,345 sq ft.**

Open space for max bonus = 1,6814 x 0.18 = 3,026 sq ft

Lot size less open space 16,814 – 3,026 = 13,788

Remaining area divided into 6 lots 13,788 / 6 = 2,298

(this is slightly less than half of the required min area for the zone.)

These resultant 2,298 sq. ft. lots would then be required to meet standard setbacks and lot coverage for the zone if the subdivision is approved without proposed building. Presuming that they max-out lot coverage to 65% then that would allow 1,492 impervious per lot.

If each of these six lots were developed with a duplex (12 total homes) that would be a development density of 31.1 dwelling units per acre where 13.5 is what is envisioned in the comprehensive plan. This was not the intent of HB2001 (2019).

Variances / exceptions start to add up:

- Only three lots can share a single drive / Four or more lots require a public street
- Lot coverage!
- Building separation
- 18.2.4.010 Access and Minimum Street Frontage
 - Each lot shall abut a public street other than an alley for a width of not less than 40 feet; except, where a lot is part of an approved flag partition or abuts a cul-de-sac vehicle turn-around area, the minimum width is 25 feet.

- A HB1537 mandatory adjustment may be needed to achieve the proposed density.

82nd OREGON LEGISLATIVE ASSEMBLY--2024 Regular Session
Enrolled
Senate Bill 1537

HOUSING LAND USE ADJUSTMENTS

SECTION 38. Mandatory adjustment to housing development standards.

(1) As used in sections 38 to 41 of this 2024 Act:

- (a) “Adjustment” means a deviation from an existing land use regulation.
- (b) “Adjustment” does not include:
 - (A) A request to allow a use of property not otherwise permissible under applicable zoning requirements;
 - (B) Deviations from land use regulations or requirements related to accessibility, affordability, fire ingress or egress, local tree codes, hazardous or contaminated site clean-up or statewide land use planning goals relating to natural resources, natural hazards, the Willamette River Greenway, estuarine resources, coastal shorelands, beaches and dunes or ocean resources;
 - (C) A complete waiver of land use regulations; or
 - (D) Deviations to requirements of building codes, federal or state water quality requirements or requirements of any federal, state or local law other than a land use regulation.

(2) Except as provided in section 40 of this 2024 Act, a local government shall grant a request for an adjustment in an application to develop housing as provided in this section and section 39 of this 2024 Act. An application qualifies for an adjustment under this section only if the following conditions are met:

- (a) The application is for a building permit or a quasi-judicial, limited or ministerial land use decision;
- (b) The development is on lands zoned to allow for residential uses, including mixed-use residential, at densities not less than those required under section 17 (2) of this 2024 Act;
- (c) The development is within an urban growth boundary, not including lands that have not been annexed by a city;
- (d) The development is of net new housing units in new construction projects, including single-family or multifamily, mixed-use residential where at least 75 percent of the developed floor area will be used for residential uses, manufactured dwelling parks, accessory dwelling units or middle housing as defined in ORS 197A.420;
- (e) The application requests not more than 10 distinct adjustments to development standards as provided in this section. A “distinct adjustment” means:
 - (A) An adjustment to one of the development standards listed in subsection (4) of this section; or
 - (B) An adjustment to one of the development standards listed in subsection (5) of

this section; and

(f) The application states that **at least one of the following criteria apply:**

(A) The adjustments will enable development of housing that is not otherwise feasible due to cost or delay resulting from the unadjusted land use regulations;

(B) The adjustments will enable development of housing that reduces the sale or rental prices per residential unit;

(C) The adjustments will increase the number of housing units within the application;

(D) All of the units in the application are subject to an affordable housing covenant as described in ORS 456.270 to 456.295, making them affordable to moderate income households as defined in ORS 456.270 for a minimum of 30 years;

(E) At least 20 percent of the units in the application are subject to an affordable housing covenant as described in ORS 456.270 to 456.295, making them affordable to low income households as defined in ORS 456.270 for a minimum of 60 years;

(F) The adjustments will enable the provision of accessibility or visitability features in housing units that are not otherwise feasible due to cost or delay resulting from the unadjusted land use regulations; or

(G) All of the units in the application are subject to a zero equity, limited equity, or shared equity ownership model including resident-owned cooperatives and community land trusts making them affordable to moderate income households as described in ORS 456.270 to 456.295 for a period of 90 years.

(3) In reviewing an adjustment application under this section, a local government may:

(a) Use an existing process, or develop a new process, that complies with the requirements of section 39 of this 2024 Act; or

(b) Directly apply the process set forth in section 39 of this 2024 Act.

(4) A local government shall grant an adjustment to the following development standards:

(a) Side and rear setbacks, for an adjustment of **not more than 10 percent.**

(b) The common area, open space or area that must be landscaped, for a reduction of **not more than 25 percent.**

(c) Parking minimums.

(d) Minimum lot sizes, **not more than a 10 percent** adjustment, and including not more than a 10 percent adjustment to lot widths or depths.

(e) Maximum lot sizes, **not more than a 10 percent** adjustment, including not more than a 10 percent adjustment to lot width or depths and only if the adjustment results in an increase in the number of dwelling units.

(f) Building lot coverage requirements for **up to a 10 percent** adjustment.

(g) For manufactured dwelling parks, middle housing as defined in ORS 197A.420, **multifamily housing** and mixed-use residential housing:

- (A) Requirements for bicycle parking that establish:
 - (i) The minimum number of spaces, for a reduction not greater than an adjustment that will allow for one-half space per residential unit; or
 - (ii) The location of the spaces, provided that lockable, covered bicycle parking spaces are within or adjacent to the residential development;
- (B) Building height maximums that:
 - (i) Are in addition to existing applicable height bonuses, if any; and
 - (ii) Are not more than an increase of the greater of:
 - (I) One story; or
 - (II) A 20 percent increase to base zone height with rounding consistent with methodology outlined in city code, if any;
- (C) Unit density maximums, not more than an amount necessary to account for other adjustments under this section; and
- (D) Prohibitions, for the ground floor of a mixed-use building, against:
 - (i) Residential uses except for one face of the building that faces the street and is within 20 feet of the street; and
 - (ii) Nonresidential active uses that support the residential uses of the building, including lobbies, day care, passenger loading, community rooms, exercise facilities, offices, activity spaces or live-work spaces, except for active uses in specifically and clearly defined mixed use areas or commercial corridors designated by local governments.

(5) A local government shall grant an adjustment to design standards that regulate:

- (a) Facade materials, color or pattern.
- (b) Facade articulation.
- (c) Roof forms and materials.
- (d) Entry and garage door materials.
- (e) Garage door orientation, unless the building is adjacent to or across from a school or public park.
- (f) Window materials, except for bird-safe glazing requirements.
- (g) Total window area, for up to a 30 percent adjustment.
- (h) For manufactured dwelling parks, middle housing as defined in ORS 197A.420, multifamily housing and mixed-use residential:
 - (A) Building orientation requirements, not including transit street orientation requirements.
 - (B) Building height transition requirements, not more than a 50 percent adjustment from the base zone.
 - (C) Requirements for balconies and porches.
 - (D) Requirements for recesses and offsets.

Useable Yard Area: In addition to identifying an envelope which complies with setbacks and that is entirely outside of the severe constraint lands area, each flag lot would need to identify a 20-foot by 20-foot usable yard area in the formal application.

Public Facilities: The site plan and written findings must show that there are adequate public facilities (water, sewer, storm sewer and electricity) and describe the location and size of lines available. Storm drainage from the proposed lots will have to be directed to the storm drain system. The application must demonstrate that all utility connections can adequately provide services to all three lots and public utility easements must be shown on the partition plat. See comments below from the Electric Department regarding electric layout options and comments from Public Works.

Driveway Location and Separation Requirements (AMC 18.4.3.080.C.3): Driveways are required to be separated by a minimum of 24 feet. The City's standards seek to consolidate driveways to have a minimum number of accesses that create pedestrian and vehicle conflicts.

Building Envelopes (AMC 18.3.10.110): The subject property contains lands which are in the Ashland Severe Constraint Lands overlay. All new lots created from areas containing Severe Constraint Lands must identify building envelopes containing buildable areas (*i.e. areas entirely outside of the Severe Constraints Lands*) of a sufficient size to accommodate the uses permitted in the underlying zone. The application would need to identify building envelopes which are entirely outside the areas with slopes 35 percent and greater.

Setbacks (AMC Table 18.2.5.030): Building envelopes would need to be designed to provide required yard setbacks on each lot.

Solar Access Performance Standards (AMC 18.4.8.020): All newly created lots must meet Solar Setback "Standard A". This requires that new and existing structures on each lot cast no more shadow on the lot(s) to the north taller than a six-foot high fence on the lot's north property line would. The setback requirement is determined through the following formula: $\{SSB = (H-6) / (0.445 + S)\}$ where SSB is the required solar setback from the north property line, H is the height of the shadow producing point(s) of a building, and S is the average slope of the lot calculated 150 feet north of the midline of the property, as detailed in AMC 18.4.8.030. The application must demonstrate that a 21-foot-tall structure can be located on all proposed lots and meet "Standard A" with a solar setback which does not exceed 50 percent of each lot's north-south dimension (See AMC 18.4.8.040). The final application should identify a solar envelope making clear what heights could be placed on each lot to preserve *Standard A* to comply with the Solar Ordinance

Lot Coverage (AMC 18.2.5.030.A): The maximum lot coverage allowed in this zoning district is 65 percent of the lot area. Lot coverage includes all impervious surfaces (*i.e. buildings, driveways, walkways, other pavement and soil disturbances which do allow for normal water infiltration to the soil*). Permeable paving systems for driveways and patio areas cannot be considered landscaping and are required to be included in the lot coverage calculations. Future development of the lots will need to show lot coverage requirements.

Tree Inventory, Tree Preservation/Protection/Removal (AMC 18.4.5 and 18.5.7): The final application is subject to the requirements of 18.5.7, including a Tree Preservation, Protection and Removal Plan in accordance with 18.4.5. The Tree Protection Plan must identify all trees six inches in diameter or greater on the property and within 15 feet of the property lines as well as the species and drip line of the trees (see 18.4.5.030 for requirements). Trees must be protected during construction and the impacts of construction activities reviewed in development of the Tree Protection Plan. A Tree Removal Permit is required to remove any deciduous trees 12-inches diameter at breast height (dbh) or greater and any conifer 18-inches in diameter or greater on the parcel. A report from an arborist should be provided to address any tree removal permit request and should respond to the applicable criteria. Tree removal permits require mitigation on a one-for-one basis. Provide a Tree Inventory Plan and Tree Preservation, Protection, and Removal Plan, along with an arborist report for any proposed tree removals in the final application.

Written Findings/Burden of Proof: This pre-application conference is intended to highlight significant issues of concern to staff and bring them to the applicant's attention prior to their preparing a formal application submittal. Applicants are advised that written findings addressing the ordinance criteria are required, and the applicable criteria and required plans are explained in writing below. Applicants are also encouraged to consider enlisting the services of a surveyor, and a private professional land-use planner to prepare their application materials. The burden of proof is on the applicant(s) to ensure that all applicable criteria are addressed in writing and that all required plans, written findings, and other materials are submitted even if those items were not discussed in specific, itemized detail during this initial pre-application conference.

Neighborhood Outreach: Planning Staff always strongly encourage the applicants or their agents to approach affected neighbors, make them aware of proposals, and try to address any concerns raised as early in the planning process as possible.

18.5.2.050 Approval Criteria

An application for Site Design Review shall be approved if the proposal meets the criteria in subsections A, B, C, and D below. The approval authority may, in approving the application, impose conditions of approval, consistent with the applicable criteria.

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 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, 2, or 3, 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;
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; or
3. There is no demonstrable difficulty in meeting the specific requirements for a cottage housing development, but granting the exception will result in a design that equally or better achieves the stated purpose of section [18.2.3.090](#). (Ord. 3147 § 9, amended, 11/21/2017)

The approval criteria invokes all of AMC 18.4, including but not limited to the following Chapters: 18.4.1 - Site Development and Design Standards Administration; 18.4.2 - Building Placement, Orientation, and Design; 18.4.3 - Parking, Access, and Circulation; 18.4.4 - Landscaping, Lighting, and Screening; 18.4.5 - Tree Preservation and Protection; 18.4.6 - Public Facilities; 18.4.7 – Signs; 18.4.8 - Solar Access; 18.4.9 - Disc Antennas; and 18.4.10 - Wireless Communication Facilities. *AMC 18.4.9 and 18.4.10 are not applicable to this project but are included for completeness. AMC 18.4.5 invokes AMC 18.5.7 – Tree removals and would also need to be addressed in the final application.*

PERFORMANCE STANDARDS SUBDIVISION (FINAL PLAN WITH OUTLINE PLAN)

The approval criteria for Outline Plan subdivision approval under the Performance Standards Options chapter (AMC 18.3.9) are detailed below:

- 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.*

Timelines: For a standard type 1 planning action we have a 10-day window to determine if we have a complete application. Following the determination of a complete application a NOC is mailed beginning a 2-week public comment period. The local code requires that we render a decision within 45 days of the NOC, however we try to be no more than 3 weeks from the NOC. Once a decision has been made a Notice of Decision is mailed. Once the NOD is mailed there is a 12-day appeal window where an appeal may be filed to the Planning commission. The decision by the Planning Commission on the appeal of a type 1 decision is the final decision of the City. Any further appeal would be heard at LUBA.

OTHER DEPARTMENTS' COMMENTS

BUILDING DEPT.: Please contact the Building Division for any Building Code-related information at 541-488-5305

STREETS/PUBLIC WORKS/ENGINEERING DEPT.: Public Works comments provided at the end of this document. Please contact Karl Johnson of the Engineering Division for any further information at 541-552-2415 or via e-mail to karl.johnson@ashland.or.us.

FIRE DEPARTMENT: No comments provided. Please contact Mark Shay from the Fire Department for any Fire Department-related information at 541-552-2216 or mark.shay@ashland.or.us.

CONSERVATION: For more information on available water conservation programs, including any available appliance rebates or assistance with landscaping and irrigation system requirements, please contact Water Conservation Specialist of Conservation Division at 541-552-2062. For information on any financial or technical assistance available for the construction of Earth Advantage/Energy Star buildings, please contact Conservation Analyst/Inspector Dan Cunningham at 541-552-2063 or via e-mail to dan.cunningham@ashland.or.us.

WATER AND SEWER SERVICE: *“If the project will require additional water services the applicant/owner will need to contact the City of Ashland Water Department for the availability, placement and costs associated with the installation of these services (meters). The fees for water service installations are separate charges paid to the water division and will typically run from less than \$500 into the thousands depending on size and number of services.”* Please Contact Steve Walker at [541-552-2326](tel:541-552-2326) or (walkers@ashland.or.us) with any questions regarding water utilities.

STORM WATER DRAINAGE: Please contact Karl Johnson of the Engineering Division for any further information at 541-552-2415 or via e-mail to karl.johnson@ashland.or.us .

ELECTRIC SERVICE: *“Please contact Electric to discuss Electric Lay-out options.* Please contact Rick Barton in the Electric Department for service and meter location requirements and fee information at 541-552-2082 or via e-mail to rick.barton@ashland.or.us.

UNDERLYING ZONE PROVISIONS (18.2.5.030.A.)

See Table 18.2.5.030.A. “Standards for Urban Residential Zones” for R-2 Zoning District

Zoning: R-2 Multi-Family Residential

Landscaping Requirements: 35 percent of the lot area. Size- and species-specific landscaping & irrigation plan required, including park rows and open space, at time of formal application. Avoid using lawn. Provide irrigation system. Include street trees, one per 30 feet of street frontage.

Parking, Access, and Internal Circulation: As per AMC 18.4.3. Please note that on-street parking credits and other parking management strategies are discretionary, and existing and anticipated future parking will be looked at closely in considering requests. The applicants would need to speak with the Building Division regarding any required ADA-accessible parking and any associated requirements for providing accessible routes on-site.

Lot Coverage: A maximum of 65 percent of the lot may be covered with building footprints, driveways, parking spaces and other lot coverage. Compliance with lot coverage standards should be demonstrated in the application.

Standard Setbacks: Front yards shall be a minimum of 15 feet, excluding garages which require a 20-foot front setback. Unenclosed porches shall be permitted with a minimum setback of eight feet. Side yards require six feet; the side yard of a corner lot abutting a public street shall have a ten-foot setback; rear yard, ten feet plus ten feet for each story in excess of one story. In addition, the setbacks must comply with Chapter 18.4.8 which provides for Solar Access. *Expansion of an existing structure towards the north will still be required to meet these standards. Expansion must meet the minimum setback requirements.*

APPLICATION SUBMITTAL REQUIREMENTS

The application is required to include clear, legible, scalable drawings of the proposal (i.e. plan requirements) as well as written findings addressing the applicable approval criteria in accordance with the Ashland Land Use Ordinance (ALUO), Chapter 18 of the Ashland Municipal Code. The following sections include the requirements for plans and approval criteria which are applicable to the proposal as described in the pre-application submittals. When more than one planning approval is required for the proposal, multiple sections of the ALUO may apply. The burden of proof is on the applicant(s) to ensure that all applicable criteria are addressed in writing and that all required plans, written findings, and other materials are submitted even if those items were not discussed in specific, itemized detail during this initial pre-application conference. All submittals must also include:

1. **Application Form and Fee.** Applications for Type I review shall be made on forms provided by the Staff Advisor. One or more property owners of the property for which the planning action is requested, and their authorized agent, as applicable, must sign the application. The required application fee must accompany the application for it to be considered complete.
2. **Submittal Information.** The application shall include all the following information.
 - a. The information requested on the application form (see attached).
 - b. Plans and exhibits required for the specific approvals sought (including elevations of all sides of the proposed structure, floor plan, and parking space dimensions, etc.).
 - c. A written statement or letter explaining how the application satisfies each and all the relevant criteria and standards in sufficient detail.
 - d. The required fee.

The Ashland Land Use Ordinance in its entirety may be accessed on-line at:
http://www.ashland.or.us/SIB/files/AMC_Chpt_18_current.pdf.

PLAN & EXHIBIT REQUIREMENTS: *One (1) copy on paper no larger than 11"x 17" and/or digital submittal of the plans below. Note: These copies may be used for the Planning Commission packets and for the notices mailed to neighbors - please submit clear, readable, reproducible copies.*

- **the materials required for a Performance Standard Subdivision Plan approval as detailed in chapter 18.3.9.040. [if proposed]**
- **One (1) copy and/or digital submittal of the materials required for a Site Design Review approval as detailed in chapter 18.5.2.040, including but not limited to:**
 - **A scaled site and landscape plan**
 - **Site analysis map as outlined in 18.5.2.040.B.2.**
 - **Proposed site plan map as outlined in 18.5.2.040.B.3.**
 - **Final Architectural drawings as outlined in 18.5.2.040.B.4.**
 - **Landscape and Irrigation Plan as outlined in 18.5.2.040.B.7.**
- **One (1) copy and/or digital submittal of written findings addressing the submittal requirements from section 18.5.5.040 for a Variance (*if applicable to the final proposal*).**

- One (1) copy and/or digital submittal of a Tree Protection Plan as required in chapter 18.4.5.030.
- One (1) copy and/or digital submittal of the plans required for a Tree Removal Permit as required in chapter 18.5.7.030 (*if applicable to the final proposal*).

RELEVANT CRITERIA AND STANDARDS: Applicants are advised that in addition to required plans, written findings addressing how the ordinance criteria are satisfied in narrative format are required. The applicable criteria are included below.

- **Written findings addressing the criteria from chapter 18.3.9.040.A.3 for Outline Plan approval and 18.3.9.040.B.5 for Final Plan approval. [if proposed]**
- **One (1) copy and/or digital submittal of written findings addressing the following criteria for Site Design Review approval detailed in chapter 18.5.2.050.**
- **One (1) copy and/or digital submittal of written findings addressing the following criteria from chapter 18.5.5.050 for a Variance (*if applicable to the final proposal*).**
- **One (1) copy and/or digital submittal of written findings addressing the following criteria from chapter 18.5.7.040.B.2. for Tree Removal Permit to remove a tree that is not a hazard (*if applicable to the final proposal*).**

FEES:

Site Design Review	\$1,349.60 + 89.55 per unit
Final plan with Outline Plan:	\$3,607.10 + \$180.60/lot
Exception to Street Standards:	\$0
Tree Removal Permit:	\$0

***NOTES:** Applications are accepted on a first come-first served basis. All applications received are reviewed by staff, and must be found to be complete before being processed or scheduled at a Planning Commission meeting. Applications will not be accepted without a complete application form signed by the applicant(s) and property owner(s), all required materials and full payment. Applications are reviewed for completeness in accordance with ORS 227.178, and the first COMPLETE applications submitted are processed at the next available Planning Commission meeting.

For further information, please contact:

Aaron Anderson, Senior Planner

City of Ashland, Department of Community Development

Phone: 541-552-2052 or e-mail: aaron.anderson@ashland.or.us

June 18, 2025

Date