

Type II Procedure

Quasi-Judicial Decision



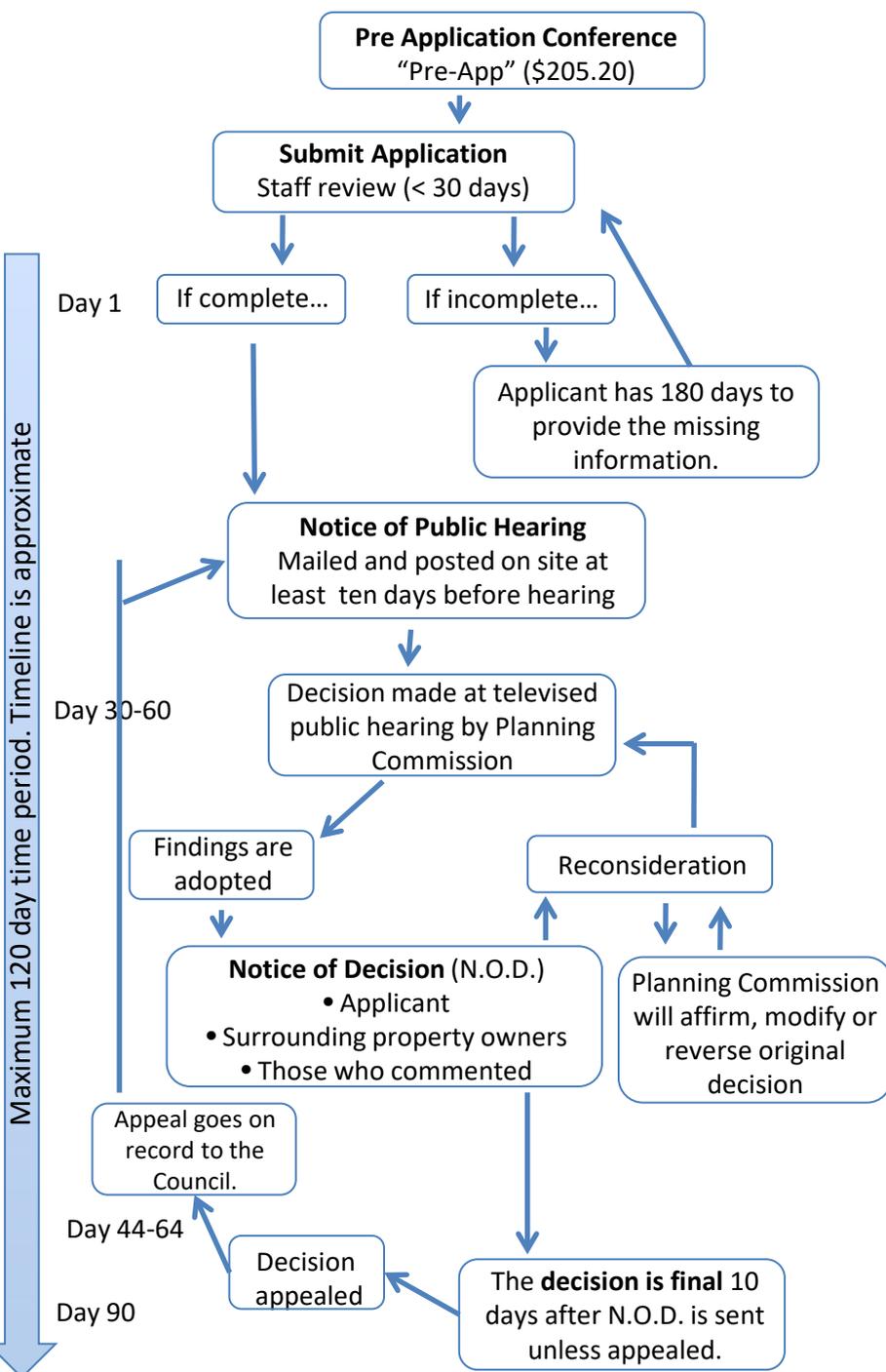
Subdivisions, Larger Scale & Commercial Projects, Minor Comprehensive Plan and Zoning Map Changes

1. Conditional Use Permit (\$2,827.65)*
2. Variance (\$2,827.65)*
3. Commercial Site Review (\$2,827.65 + ½ % value)*
4. Outline Plan or Preliminary Plan for subdivisions (\$2,827.65 + \$180.60 per lot)*
5. Final Plan with outline (\$3,607.10 + \$180.60 per lot)*
6. Independent Review of W.C.F. (\$5,000 - \$15,000)*

*Fees are cumulative and depend on project specifics.

See Ashland Municipal Code (AMC) 18.5.1 for complete information. Contact City of Ashland Planning for any questions or more information at 51 Winburn Way Ashland OR, 97520. **Phone:** 541-488-5305 or **E-mail:** Planning@ashlandoregon.gov

Priority planning action processing for LEED® certified buildings.



A pre-application conference is required and valid for six months. Conferences are Wednesday afternoons, as available, and must be scheduled at least two weeks in advance.

Fees must be paid upon submission of the application. Planning staff review the application and determine if it is complete, and inform the applicant of any deficiencies within 30 days of submittal.

City may hold an initial evidentiary hearing. Complete applications are heard initially at Planning Commission meeting at least 30 days after the submission of the complete application. Public hearing notice must be mailed and posted ten days before the hearing.

Staff reviews application and prepares a written recommendation to the Commission 7 days before the hearing. Commission conducts public hearing and approves or denies application.

Reconsideration may be requested by any party if (1) new evidence material exists, (2) a factual error occurred, or (3) a procedural error occurred. If reconsideration is requested within 7 days of mailing findings it goes before the Planning Commission at the next scheduled meeting.

The Planning commission shall decide to affirm, modify or reverse the original decision. Notice of the reconsideration decision shall be sent to any party entitled to notice of the planning action.

After Commission hearing, Staff prepares findings document. Commission adopts the findings document at the next months hearing. Decision is final 10 days after findings adopted, unless there is an appeal.

Appeals are heard by the City Council. Fee \$333.45. Council appeals are on the record.