



Council Business Meeting

Date: March 3, 2026

Agenda Item	Consideration of the Proposed Sale of 380 Clay Street
Department	City Manager's Office
From	Jordan Rooklyn

TIME ESTIMATE

25 minutes

CATEGORY

Action Needed - Motion to approve an action

SUMMARY

Consider the proposed sale of 380 Clay Street. A public hearing will be held to provide public testimony for Council deliberations.

POLICIES, PLANS & GOALS SUPPORTED

City Council Goal: Evaluate real property and facility assets to strategically support city mission and goals.

BACKGROUND AND ADDITIONAL INFORMATION

The City of Ashland owns the real property located at 380 Clay Street. On December 2, 2025, the City Council declared the property surplus, meaning that the property is no longer required for current or future municipal needs. This agenda item is to consider the sale of the property pursuant to the requirements of [ORS 221.725](#).

Property Details

380 Clay Street; Multi-Family Land Parcel (39-1E-11C, Tax Lot 2500), R-2 Zoning

The property is 0.32 acres and rectangular in shape. The property includes a dilapidated Class D, wood-frame, single-family residence and a large Fremont Cottonwood, which has twice been determined ineligible for removal. As of November 26, 2025, the "as is" market value of the property was appraised at \$250,000. The property was originally purchased by the City with General Fund monies.

Proposed Property Use

The property is located in R-2 Zoning, so the proposed property use is consistent with R-2 zoning requirements. Permitted uses are outlined in table [18.2.2.030 Uses Allowed by Zone](#).

Reasons for Sale

City Council declared the property surplus, meaning the property is no longer required for current or future municipal needs. In the discussions for declaring the surplus, City Council members cited the desire to have the property developed, add to the property tax base, and create more housing.

Public Notice & Public Hearing Process

Notice of the public hearing was posted on Ashland.News on February 25, 2026. This public hearing is being held pursuant to ORS 221.725. Any resident in the City will be given the opportunity to present written or oral testimony on the proposed sale of the property.

City Council Determination

Following the public hearing and consideration of public testimony, the City Council shall determine whether to authorize the proposed sale. The Council may give further guidance or instructions to staff before initiating a sale, including, but not limited to, establishing bidding criteria, retaining a real estate firm, and posting notice on the City website.

If the City Council authorizes the sale of the City property, the City Manager shall act as the city representative for



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any closing documentation or negotiations.

FISCAL IMPACTS

If the property is divested, the sale proceeds will return to the General Fund unless otherwise directed.

SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS

I move to authorize the sale of 380 Clay Street *[with the following requirements...]*.

REFERENCES & ATTACHMENTS

1. Appraisal for 380 Clay St