

Council Communication

November 17, 2015, Business Meeting

Continuation of First Reading of an ordinance amending the City of Ashland Land Use Ordinance (Chapter 18) to adopt the Normal Neighborhood Plan Zoning District, and Second Reading of two ordinances relating to the adoption of Comprehensive Plan and Transportation System Plan amendments implementing the Normal Neighborhood Plan

FROM:

Brandon Goldman, Senior Planner, Community Development Department
Brandon.Goldman@ashland.or.us

SUMMARY

A new chapter of the Ashland Land Use Ordinance (Ch. 18.3.4) is presented for first reading of an ordinance to implement the Normal Neighborhood Plan. Staff requests that second reading of this ordinance, as well as second reading of two other related ordinances, be scheduled for December 15.

BACKGROUND

The Normal Neighborhood Plan is comprised of Normal Neighborhood Plan Framework document, official Normal Neighborhood Plan maps, and the proposed Normal Neighborhood District land use ordinance amendments (Ch. 18.3.4). Collectively these documents create the underlying physical form and regulatory structure for the area's future development. A detailed description of the proposed Normal Neighborhood plan's land use, transportation, and open space, frameworks is provided in the Planning Action (PL-2013-01858) [Staff Report dated July 28, 2015](#), and [Staff Report Addendum dated August 11, 2015](#).

The City Council held a Public Hearing on September 1st, 15th and October 6th, and passed first reading of two of the three Normal Neighborhood Plan presented for consideration (Ordinances #1 and #2). The Council was unable to conclude deliberations regarding the first reading of the proposed Normal Neighborhood Plan Land Use ordinance amendments (Ordinance #3), which was continued to October 20, 2015. First reading of ordinance #3 was not addressed that evening, therefore the item was continued to Nov 17, 2015. The October 20, 2015, Council motion continuing the review of the Normal Neighborhood Plan ordinances stipulated that all three ordinances be brought back to Council on November 17th, and as such each are shown on the meeting agenda as directed. However, staff recommends the City Council not consider second reading of the three ordinances until December 15, 2015. In this way all three inter-related ordinances can be presented for second reading during the same meeting.

The public hearing for first reading of each of the ordinances has concluded, thus there will be no opportunity for public comment this evening. Public testimony, relating exclusively to amendments made to each of the three ordinances, will be permitted at second reading.



NEXT STEPS

Upon approval of first reading of the ordinance amending the Land Use Ordinance, the final Chapter 18.3.4m, with any amendments approved by the City Council, will be presented to the City Council for second reading on December 15, 2015.

First reading of the Normal Neighborhood Plan ordinances amending the Comprehensive Plan, Comprehensive Plan Maps, and Transportation System Plan were approved by the City Council on October 6, 2015. Staff recommends the City Council postpone second reading of these ordinances to December 15, 2015. In this way all three inter-related ordinances can be presented for second reading during the same meeting.

COUNCIL GOALS SUPPORTED:

Goal 7. Keep Ashland a family friendly community:

7.3 Support land-use plans and policies that encourage family-friendly neighborhoods.

Goal 13. Develop and support land use and transportation policies to achieve sustainable development.

13.1 Create incentives and ordinances for energy-efficient buildings.

13.2 Develop infill and compact urban form policies.

13.3 Support alternative transportation choices.

Goal 14. Encourage and/or develop public spaces that build community and promote interaction.

FISCAL IMPLICATIONS:

N/A.

COMMISSION RECOMMENDATIONS

The [City Council Communication dated September 1, 2015](#), and the [Staff Report dated July 28, 2015](#), each outline the planning and transportation commission recommendations in full for all three proposed ordinances.

Specifically relating to the proposed Land Use Ordinance amendments (Ordinance #3) the Planning Commission forwarded the following recommendations for Council's consideration:

- o Amend Table 18.3.4.040 Land Use Descriptions to list the "Pedestrian Clustered Housing" as a "Permitted" (P) use within the NN-1-5 zone
- o Amend the Major and Minor amendment sections (18.34.030c) to require any reductions in open space obtain a major plan amendment, and only alterations that do not reduce the size of a designated open space be permitted through the minor amendment process.
 - Should the Council elect to maintain the minor amendment process for open space reductions due to approved wetland delineations, as was recommended by the Working Group, the Planning Commission recommends the revisions to 18.3.4.060 presented below to amend the Normal Neighborhood District Site Development and Design Standards (18.3.4.060) to directly reference the language in the framework document, include a *stated purpose* for open space within a new section, and identify criteria to be evaluated in granting such a minor amendment. as follows:

18.3.4.060 A

5. Conformance with Open Space Network Plan



New developments must provide open space consistent with the design concepts within the Greenway and Open Space chapter of the Normal Neighborhood Plan Framework and in conformance with the Normal Neighborhood Plan Open Space Network Map. The open space network will be designed to support the neighborhood's distinctive character and provide passive recreational opportunities where people can connect with nature, where water resources are protected, and where riparian corridors and wetlands are preserved and enhanced.

- a. The application demonstrates that equal or better protection for identified resources will be ensured through restoration, enhancement, and mitigation measures.
- b. The application demonstrates that connections between open spaces are created and maintained providing for an interlinked system of greenways.
- c. The application demonstrates that open spaces function to provide habitat for wildlife, promote environmental quality by absorbing, storing, and releasing stormwater, and protect future development from flood hazards,
- d. The application demonstrates that scenic views considered important to the community are protected, and community character and quality of life are preserved by buffering areas of development from one another.

STAFF RECOMMENDATION AND REQUESTED ACTION:

Staff recommends Council approve first reading of the ordinance #3, amending the Land Use Ordinance to implement the Normal Neighborhood Plan, and schedule second reading of this ordinance on December 15, 2015.

Staff recommends the Council reschedule second reading of Ordinance #1 and Ordinance #2, which passed First Reading on October 6, 2015, to take place on December 15, 2015.

Council approval of Ordinance #3 (as presented, incorporating the Planning Commission recommendations, or with specific recommended changes) would affect the following:

- Amend the Land Use ordinance to include the Normal Neighborhood District Chapter (18.3.4) including the Normal Neighborhood Plan Zoning Classification map, and Site Development and Design Standards.

SUGGESTED MOTION(S):

Individual motions are required to address first reading of the, Land Use Ordinance amendments (Ordinance #3), and to re-schedule second reading for Ordinances #2 and #3:

Ordinance 3, Land Use Ordinance amendments first reading

I move to approve the first reading by title only of an ordinance titled:

“AN ORDINANCE AMENDING THE ASHLAND MUNICIPAL CODE CREATING A NEW CHAPTER 18.3.4 NORMAL NEIGHBORHOOD DISTRICT, AMENDING CHAPTER 18.2.1.020 TO ADD A NORMAL NEIGHBORHOOD ZONING CLASSIFICATION, AND AMENDING CHAPTER 18.2.1.040 TO ADD A NORMAL NEIGHBORHOOD SPECIAL DISTRICT.”,

[with the following changes...] and move the ordinance on to second reading on December 15, 2015.

Ordinance 1 and 2 second reading



I move to continue second reading of Normal Neighborhood Plan ordinances amending the Comprehensive Plan, Comprehensive Plan Maps, and Transportation System Plan to December 15, 2015.

ELECTRONIC ATTACHMENTS

Each of the items below has previously been included within a City Council Regular Meeting Packet (9/1/2015) and are thus provided below as electronic links for Council's convenience.

- [Council Communication](#) (dated 9/1/2015)
- [Staff Report Addendum dated August 11, 2015](#).
- [Staff Report dated July 28, 2015](#),
- **Ordinance #1** – Comprehensive Plan amendments
 - [Exhibit A](#) (introduction amendment)
 - [Exhibit B](#) (framework document)
 - [Exhibit C](#) (map)
- **Ordinance #2** – Transportation System Plan and Street Design Standards amendments
 - [Exhibit A](#) (Street Network Map)
 - [Exhibit B](#) (Pedestrian and Bicycle Network Map)
- **Ordinance #3** – Land Use Ordinance (Ch 18) amendments
 - [Exhibit A](#)
- [Planning Commission Report \(4/22/2014\)](#)
- [Working Group memo dated \(12/2/2014\)](#)
- [Normal Neighborhood Plan Goals and Objectives](#)
- [Hardy Engineering Executive Summary](#) East Main Street & Railroad crossing infrastructure costs and financing assessment.

- **Letters**
Public letters submitted relating to Planning Action PL-2013-01858 are not physically attached to this Council Communication, however they remain available online at www.ashland.or.us/normalplan,

