



# 2024 Workplan

Planning Commission Regular Meeting  
February 13, 2024

Planning Commission

## Community Development Work Plan for 2024

*Staff wanted to provide an update for Planning Commissions on long range projects coming forward in 2024, upcoming annexation, Commission & Committee activities, and study session topics.*

Planning  
Division

Building  
Division

Code  
Compliance

Housing





## Upcoming Projects

- **Parks, Trails, and Open Space Plan Map Adoption** [*Council ORD1 2/20*]
- **Development Process Management Advisory Committee** [*Council by July*]
- **Accessory Residential Unit (ARU) Incentive Program** [*Implemented In-House*]
- **Economic Opportunities Analysis (EOA)** [*Technical Assistance Grant Rec'd; coordinating with City of Medford; includes BLI Update*]
- **Climate Friendly & Equitable Communities (CFEC) Climate Friendly Areas (CFAs)** [*Technical Assistance Grant Rec'd through mid-2025, Transportation Modeling test case w/ODOT & DLCD*]
- **Manufactured Home Park Zoning Ordinance** [*Waiting list for Technical Assistance Grant, pending fund availability*]
- **Southern Oregon University (SOU) Masterplan "Light Update"**
- **Former Croman Mill Site & Railroad Property Environmental Clean-Ups** [*Voluntary Clean-Up Permit program through DEQ*]
- **Croman Mill Site Re-Development** [*Townmakers updated Council last week, continuing to move forward in developing an application.*]
- **Playwright Walk** [*CommDev supporting effort between local organizations and philanthropists and the HPAC & PAAC to develop a Playwright walk featuring playwrights plaques around the downtown.*]





## Upcoming Annexations

- ❑ Former Croman Mill Site (*Townmakers*)
- ❑ New East Main Street Park (*Ashland Parks & Recreation*)
- ❑ Grand Terrace Project (*Casitas LLC/Kendrick*)

These applications are all expected in the first half of 2024.



## Commission/Committee Support

- **City Council** [*Liaison: Brandon*]
- **Planning Commission (PC)** [*Liaison: Brandon*]
- **Historic Preservation Advisory Committee (HPAC)** [*Liaison: Derek*]
- **Public Arts Advisory Committee (PAAC)** [*Liaison: Associate Planner Jennifer Chenoweth*]
- **Housing and Human Services Advisory Committee** [*Liaison: Housing Program Manager Linda Reid*]
- **Homeless Services Masterplan Subcommittee** [*Liaisons: Housing Program Manager Linda Reid & Associate Planner Veronica Allen*]
- **Tree Management Advisory Committee (Tree MAC)** [*Liaison: Senior Planner Aaron Anderson*]
- **Development Process Management Advisory Committee (DPMAC)** [*Liaison: Development Services Coordinator April Lucas; PC Liaison: Kerry*]
- **Building Appeals Board & Demolition/Relocation Review Committee** [*Liaison: Building Official Steven Matiaco*]




## Upcoming Study Sessions

- **Project-Specific Study Sessions for the List Above**
- **Expirations, Vesting and Modification of Land Use Approvals** – Expiration timelines for land use actions, the possibility for extension, vesting and modifications of approved land use applications.
- **Unbundled Parking** – Identified during adoption of CFEC Parking Code Changes eliminating parking minimums citywide.
- **Comprehensive Plan** – Review of individual chapters of the Comprehensive Plan for discussion & consideration of how the Comprehensive Plan goals and policies relate to the land use ordinance and the City's long-term vision.
- **Annual Planning Commission Retreat** – Consider your availability for our next annual Planning Commission Retreat and staff will be looking for Commissioner-suggested topics of discussion.
- **Site Visits** – In conjunction with the Annual Retreat or separately, we'll be planning some site visits to recently completed projects, likely to include the Midtown Urban Lofts now under construction on Garfield Street.

STUDY SESSIONS





I	Ashland – A Historical Overview
II	Introduction and Definitions
III	Citizen Participation and Involvement
IV	Environmental Resources
V	Population Projections and Growth
VI	Housing Element
VII	The Economy
VIII	Parks, Open Space and Aesthetics
IX	Public Services
X	Transportation Element 
XI	Energy, Air and Water Conservation
XII	Urbanization
XIII	Comprehensive Plan Policies and Their Implementation
XIV	Regional Plan Element

UPDATED: AUG. 2016  
ORIGINALLY ADOPTED BY CITY COUNCIL: NOV. 2, 1982  
ACKNOWLEDGED BY LCDC: OCT. 7, 1983

## Building & Housing Divisions

### **BUILDING DIVISION - Building Code/Floodplain Code Updates**

The Building Division is working on updates to local building and floodplain codes in AMC Chapter 15 in response to requirements put forth by the Building Codes Division (BCD), State of Oregon and Federal Emergency Management Agency (FEMA).

### **HOUSING DIVISION - Homelessness Services Masterplan Subcommittee**

The Homelessness Services Masterplan Subcommittee (HSMS) is a working group/subcommittee of the Housing and Human Services Advisory Committee. Subcommittee work will include:

- Evaluating and considering revisions to the Camping Ordinance (#3228);
- Considering severe weather shelter thresholds and funding;
- Planning for the long-term use of 2200 Ashland Street;
- And looking at strategies for implementing and managing the master plan.

HSMS work is to be completed by July 1, 2024.

