

Project Objectives



1. Address issues in appeal to LUBA
2. Provide clear standards for the evaluation of needed housing
 - 2021-2041 Housing Capacity Analysis
 - 2019 Housing Implementation Strategy
3. Provide clarity and responsiveness in Ashland's development process

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Focus Areas for Code Amendments



1. Process for exceptions and variances to annexation standards
2. Consistency in terminology
3. Measurable standards for public utilities and transportation connections and improvements
4. Other

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Exceptions and Variances



- Approval authority may grant exceptions and variances to the annexation standards
- Approval criteria can be used to grant exceptions and variances to annexation standards
- Public facility requirements apply to annexations
- Flexibility added to Exception to the Street Standards

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Terminology



- “Annexed area” replaces property, site, parcel, etc.
- Definition of “lot” revised to include lots and parcel
- New definitions – adjacent, contiguous, parcel and tract

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Public Facility/Transportation Improvements



- Clarification added that City Council may require additional public facility improvements and grant exceptions and variances to annexation standards
- Requirements for transportation improvements reworded for clarity
 - Remove undefined terms/requirements such as safe and accessible
 - Specify requirements bordering and in annexed area
 - Likely connections to destinations within $\frac{1}{4}$ of a mile

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Other



- Requires concurrent planning application for development of annexed area except for City-initiated
- Clarifies that physically constrained areas in excess of those which allow density transfer aren't included in base density for minimum density calculation
- “and” changed to “or” for Boundaries 18.5.8.060
- “currently contiguous”

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Next Steps



- **Oct 21** Transportation Commission
- **Nov 1** City Council Study Session
- **Nov 9** Planning Coms Public Hearing