

1 **ORDINANCE NO. 3200**

2 **AN ORDINANCE AMENDING THE CITY OF ASHLAND COMPREHENSIVE**
3 **PLAN TO ADOPT THE HOUSING CAPACITY ANALYSIS AS A SUPPORTING**
4 **DOCUMENT TO THE HOUSING ELEMENT OF THE COMPREHENSIVE PLAN**

5 Annotated to show deletions and additions to the Ashland Municipal Code sections being
6 modified. Deletions are ~~bold lined through~~, and additions are **bold underlined**.

7
8 **WHEREAS**, Oregon Statewide Planning Goal 10, Housing, requires all local governments to
9 “provide for the housing needs of citizens of the state,” and specifically to “encourage the
10 availability of adequate numbers of needed housing units at price ranges and rent levels which
11 are commensurate with the financial capabilities of Oregon households and allow for flexibility
12 of housing location, type and density” through a specific element within their Comprehensive
13 Plans; and

14 **WHEREAS**, in 2012, the City of Ashland passed Ordinance No. 3085 adopting a Housing
15 Needs Analysis which reflected the then projected housing need in comparison to the supply of
16 developable land within the Ashland City Limits and Urban Growth Boundary based upon
17 specific land classifications and constraints to development according to the Buildable Lands
18 Inventory adopted in 2011; and

19 **WHEREAS**, in 2020, the City of Ashland passed Resolution No. 2020-01 updating and adopting
20 the 2019 Buildable Lands Inventory as a technical supporting document to the Comprehensive
21 Plan in compliance with ORS 197.296(2); and

22 **WHEREAS**, the 2019 Oregon Legislature passed House Bill 2003 which requires Oregon cities
23 with a population of over 10,000 to study the future housing needs of their residents and to
24 develop strategies that encourage the production of housing for their residents; and

25 **WHEREAS** , in 2019 the Oregon Department of Land Conservation and Development (DLCD)
26 made technical assistance grants available for cities to update housing needs analysis; and

27 **WHEREAS**, the City of Ashland qualified for, and received, technical assistance to update the
28 City’s 2012 Housing Needs Analysis in the preparation of the 2021 Housing Capacity Analysis,
29 in compliance with the requirements of HB 2003; and

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1 **WHEREAS**, the 2021 Housing Capacity Analysis updates information regarding land supply,
2 population growth, household demographics, housing supply, and housing costs to assist the City
3 of Ashland in addressing growth and needed housing within its urban growth boundary through
4 the year 2041; and

5 **WHEREAS**, the development of the 2021 Housing Capacity Analysis involved citizen
6 involvement in the form one virtual open house, four meetings of an ad-hoc advisory group,
7 public study sessions with the Ashland City Council, Planning Commission, and Housing
8 Commission to review key documents, review assumptions, and provide input during the
9 drafting of the analysis; and,

10 **WHEREAS**, the City of Ashland Planning Commission considered the above-referenced
11 recommended amendments to the Ashland Comprehensive Plan at a duly advertised public
12 hearing on July 13, 2021 and, following deliberations, unanimously recommended approval of
13 the amendments; and

14 **WHEREAS**, the City Council of the City of Ashland conducted a duly advertised public hearing
15 on the above-referenced amendments on August 3, 2021; and

16 **WHEREAS**, the City Council of the City of Ashland, following the close of the public hearing
17 and record, deliberated and conducted first and second readings approving adoption of the
18 ordinance in accordance with Article X of the Ashland City Charter; and

19 **WHEREAS**, the City Council of the City of Ashland has determined that in order to protect and
20 benefit the health, safety and welfare of existing and future residents of the City, it is necessary
21 to amend the Ashland Comprehensive Plan in the manner proposed; that an adequate factual
22 basis exists for the amendments; that the amendments are consistent with the Comprehensive
23 Plan; and that such amendments are fully supported by the record of this proceeding.

24 **THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:**

25 **SECTION 1.** The City of Ashland Comprehensive Plan Appendix entitled “Technical Reports
26 and Supporting Documents” (the Appendix) is attached hereto as **Exhibit A** and incorporated
27 herein by this reference. Previously added support documents are acknowledged on this
28 Appendix.

29 **SECTION 2.** The document entitled “The City of Ashland Housing Capacity Analysis (2021),”
30 is attached hereto as **Exhibit B** and incorporated herein by this reference, is hereby added to the

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1 above-referenced Appendix to support Chapter VI, HOUSING, of the Comprehensive Plan.

2 **SECTION 3. Codification.** In preparing this ordinance for publication and distribution, the City
3 Recorder shall not alter the sense, meaning, effect, or substance of the ordinance, but within such
4 limitations, may:

- 5 (a) Renumber sections and parts of sections of the ordinance;
- 6 (b) Rearrange sections;
- 7 (c) Change reference numbers to agree with renumbered chapters, sections, or other parts;
- 8 (d) Delete references to repealed sections;
- 9 (e) Substitute the proper subsection, section, or chapter numbers;
- 10 (f) Change capitalization and spelling for the purpose of uniformity;
- 11 (g) Add headings for purposes of grouping like sections together for ease of reference; and
- 12 (h) Correct manifest clerical, grammatical, or typographical errors.

13 **SECTION 4. Severability.** Each section of this ordinance, and any part thereof, is severable,
14 and if any part of this ordinance is held invalid by a court of competent jurisdiction, the
15 remainder of this ordinance shall remain in full force and effect.

16 PASSED by the City Council this _____ day of _____, 2021.

17
18 ATTEST:

19
20 _____
21 Melissa Huhtala, City Recorder

22
23 SIGNED and APPROVED this _____ day of _____, 2021.

24
25 _____
26 Julie Akins, Mayor

27 Reviewed as to form:

28
29 _____
30 Katrina L. Brown, Interim City Attorney