



# Planning Commission Agenda

Note: Anyone wishing to speak at any Planning Commission meeting is encouraged to do so. If you wish to speak, please rise and, after you have been recognized by the Chair, give your name and complete address for the record. You will then be allowed to speak. Please note the public testimony may be limited by the Chair.

**November 28, 2023**

**Special Meeting**

## **Agenda**

**I. CALL TO ORDER:** 7:00 p.m., Civic Center Council Chambers, 1175 E. Main Street

**II. ANNOUNCEMENTS**

**III. PUBLIC FORUM**

Note: If you wish to discuss an agenda item, please contact [PC-public-testimony@ashland.or.us](mailto:PC-public-testimony@ashland.or.us) by November 28, 2023, 10 a.m. to register to participate electronically. To speak to an agenda item in person you must fill out a speaker request form at the meeting and will then be recognized by the Chair to provide your public testimony. Written testimony can be submitted in advance or in person at the meeting. If you are interested in watching the meeting via Zoom, please utilize the following link: <https://zoom.us/j/96501167038>

**IV. UNFINISHED BUSINESS**

**A. Approval of Findings for Climate-Friendly and Equitable Communities Parking Code Amendments, PA-T3-2023-00006**

**V. OTHER BUSINESS**

**A. Parks, Trails, and Open Space Map Update**

**VI. OPEN DISCUSSION**

**VII. ADJOURNMENT**

**Next Meeting Date:** December 12, 2023

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please email [planning@ashland.or.us](mailto:planning@ashland.or.us). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title I).





# **FINDINGS**

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## **PA-T3-2023-00006, Climate-Friendly and Equitable Communities Parking Code Amendments**



**DRAFT**

**BEFORE THE PLANNING COMMISSION  
CITY OF ASHLAND, JACKSON COUNTY, OREGON**

**November 28, 2023**

In the matter of PA-T3-2023-00006 involving )  
amendments to the Ashland Municipal Code (AMC) )  
Title 18 Land Use Ordinance to remove automobile )  
parking mandates and to amend parking standards in order )  
to implement requirements of the Sate of Oregon’s ) **FINDINGS OF FACT &**  
Climate-Friendly & Equitable Communities (CFEC) rules.) **CONCLUSIONS OF LAW**  
The proposal includes amendments to AMC 18.2.2, 18.2.3,)  
18.3.14, 18.3.2, 18.3.4, 18.3.5, 18.3.9, 18.4.2, 18.4.3, )  
18.4.4, 18.4.6, 18.5.2, 18.5.3, 18.5.4, 18.5.5 and 18.5.6 )

**PURPOSE:**

The proposal involves amendments to the Ashland Land Use Ordinance to remove automobile parking mandates and amend parking standards set forth in the Ashland Municipal Code (AMC) in order to implement the requirements of the State of Oregon’s Climate-Friendly & Equitable Communities (CFEC) rules. The proposal includes amendments to AMC 18.2.2, 18.2.3, 18.3.14, 18.3.2, 18.3.4, 18.3.5, 18.3.9, 18.4.2, 18.4.3, 18.4.4, 18.4.6, 18.5.2, 18.5.3, 18.5.4, 18.5.5 and 18.5.6.

**PUBLIC HEARINGS:**

Notice was published in the Ashland News on October 24, 2023, prior to the Planning Commission and City Council public hearings. A public hearing was held at the Planning Commission on November 14, 2023, and a hearing is scheduled before the City Council on December 5, 2023. Notice of the proposed ordinance amendments was also sent to the Department of Land Conservation and Development on September 5, 2023.

**SUMMARY OF AMENDMENTS**

The proposed code amendments primarily seek to implement “Option 1” of the Climate-Friendly and Equitable Communities rules in eliminating parking mandates city-wide. In addition, the amendments include:

- Amended code language for on-street parking associated with Performance Standards Options subdivisions in AMC 18.3.9.060.
- Added draft code language in AMC 18.4.2.010 to enable redevelopment of existing off-street parking areas.

- Added code language allowing an applicant to obtain a Conditional Use Permit to exceed the maximum number of parking spaces provided in the ‘Parking Spaces by Use’ Table (18.4.3.030.B.2).
- Amended code language to retain automobile parking maximums, which are not required under the Climate-Friendly and Equitable Communities rules for a city of Ashland’s size but which have long been established in the Ashland Land Use Ordinance, by removing the correlation to the number of required parking spaces and instead setting a maximum number of spaces based on the proposed use (Table 18.4.3.040).
- Added code language to require at least one ADA-accessible parking space to be provided in those instances when no other parking is proposed (18.4.3.050). This provision would not apply within the C-1-D zone. Where parking is voluntarily proposed, the State Building Code stipulates the requisite number of accessible spaces required.
- Added code language, and revised bicycle parking graphics, relating to bicycle parking dimensions and bike parking layouts and accommodation of cargo bikes and family bikes (18.4.3.070.C.6). Bicycle parking requirements were previously tied to automobile parking requirements; the requirements have been adjusted to remove the correlation to the number of automobile parking spaces provided and establish bicycle-specific parking ratios based on the uses proposed.
- Added code language to incorporate requisite CFEC tree canopy coverage and maintenance requirements for parking lot trees (18.4.3.080.B.6).
- Removed code language which stipulated a 50-foot separation between driveways on neighborhood streets for lots serving three or more units, while retaining a requisite 24-foot separation between driveways (18.4.3.080.C.3.c.i).
- Amended code language addressing width requirements for two-way vehicular circulation, and one-way vehicular circulation for consistency with previous precedent (18.4.3.080.D.3).
- Amended existing code language relating to the maximum grade of flag drives to allow multiple sections to exceed 15 percent grade, up to a maximum of 18 percent, to clarify intent of the code language based on previous precedent (18.5.3.060.F)

## **REVIEW CRITERIA**

The decision of the City Council together with the recommendation by the Planning Commission was based on consideration and findings of consistency with the following factors.

- A. Consistency with City of Ashland approval criteria for legislative amendments, AMC 18.5.9.020.B
- B. Consistency with City of Ashland Comprehensive Plan and Other City Policies
- C. Consistency with Oregon Statewide Planning Goals and associated Oregon Administrative Rules

## **EVALUATION AND COUNCIL FINDINGS:**

### ***A. Consistency with City of Ashland approval criteria for legislative amendments and zoning map amendments, AMC 18.5.9.020.B***

#### **18.5.9.020 Applicability and Review Procedure**

*Applications for Plan Amendments and Zone Changes are as follows:*

**B. Type III.** *It may be necessary from time to time to make legislative amendments in order to conform with the Comprehensive Plan or to meet other changes in circumstances or conditions. The Type III procedure applies to the creation, revision, or large-scale implementation of public policy requiring City Council approval and enactment of an ordinance; this includes adoption of regulations, zone changes for large areas, zone changes requiring comprehensive plan amendment, comprehensive plan map or text amendment, annexations (see chapter 18.5.8 for annexation information), and urban growth boundary amendments. The following planning actions shall be subject to the Type III procedure.*

- 1. Zone changes or amendments to the Zoning Map or other official maps, except where minor amendments or corrections may be processed through the Type II procedure pursuant to subsection 18.5.9.020.A, above.*
- 2. Comprehensive Plan changes, including text and map changes or changes to other official maps.*
- 3. Land Use Ordinance amendments.*
- 4. Urban Growth Boundary amendments. (Ord. 3195 § 5, amended, 12/01/2020)*

**Finding:** Ashland Municipal Code (AMC) 18.5.9.020.B permits legislative amendments to meet changes in circumstances and conditions. The Planning Commission finds that in this instance, the State of Oregon’s adoption of Climate-Friendly & Equitable Communities (CFEC) rules require that cities amend their parking codes, which can be found to be a change in circumstances necessitating the proposed amendments. The City of Ashland has been implementing the State’s CFEC parking rules directly from the Oregon Administrative Rules since January 1, 2023. The CFEC rules required that cities adopt the new state-mandated changes no later than June 30, 2023, however the City of Ashland requested and received an extension to this deadline and must adopt the required code amendments no later than December 31, 2023.

### ***B. Consistency with the Ashland Comprehensive Plan and other City Policies***

The Ashland Comprehensive Plan’s Policy 6.10.02.14 is to, “Provide for minimal off-street parking requirements in locations where it is demonstrated that car ownership

*rates are low for resident populations in order to help reduce housing costs and increase affordability and where the impact on neighborhoods allow.”*

**Finding:** The elimination of off-street parking requirements city wide will help to reduce housing costs and increase affordability in keeping with this policy.

The Ashland Comprehensive Plan’s Goal 8.16.19 is to, *“Increase the portion of the city covered by a tree canopy, especially parking lots and other paved areas.”*

**Finding:** The proposed code amendments include new parking lot tree canopy coverage requirements to provide 30 to 40 percent of parking lot areas in tree canopy coverage which directly implements this goal.

The Ashland Comprehensive Plan’s Goal 10.09.02.25 is to, *“Reduce the number of automobile parking spaces required for new development, discouraging automobile use as the only source of access and encouraging use of alternative modes.”*

**Finding:** The Planning Commission finds that the proposed amendment are directly in keeping with this goal and will aid in encouraging the use of alternative modes of transportation.

The Planning Commission finds and determines that the proposed land use code amendments are consistent with the Comprehensive Plan goals and policies.

### ***C. Consistency with Oregon Statewide Planning Goals***

The proposed code amendments were also reviewed for conformance with the applicable Statewide Planning Goals and administrative rules adopted by the Department of Land Conservation and Development. The following goals and OARs are applicable to the proposed code amendment:

#### ***GOAL 1: CITIZEN INVOLVEMENT***

*To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.*

**Finding:** The process to adopt these proposed code amendments included three meetings before the Planning Commission, as well as a meeting before the Transportation Commission, and three meetings before the City Council with required public notice provided. Both the Planning Commission and Council meetings were conducted in person but allowed the opportunity for participation via Zoom which afforded citizens multiple opportunities to review, comment, and be involved in all phases of the planning process. The Climate-Friendly and Equitable Communities rulemaking process which lead to the adoption of rules requiring these parking code amendments included numerous meetings in every region of the state and similarly provided the opportunity for citizens and municipalities to be involved in all phases of the rulemaking process. This Goal is met.



**GOAL 2: LAND USE PLANNING**

*To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual bases for such decisions and actions.*

**Finding:** The proposed land use code amendments have an adequate factual base, as has been thoroughly described through the application and hearing process. The implementation measures proposed are consistent with Comprehensive Plan policies as noted in these findings and with the requirements of the Climate-Friendly and Equitable Communities rules with regard to parking, as reflected in OAR 660-012 and further discussed under ‘Goal 12’ below. The Goal is met.

**GOAL 3: AGRICULTURAL LANDS**

*To preserve and maintain agricultural lands.*

**Finding:** Not applicable because the proposal does not propose any land use regulation changes to agricultural lands outside of the Ashland Urban Growth Boundary (UGB).

**GOAL 4: FOREST LANDS**

*To conserve forest lands by maintaining the forest land base and to protect the state’s forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.*

**Finding:** Not applicable because the proposal does not propose any land use regulation changes to forest lands outside of the Ashland UGB.

**GOAL 5: NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES**

*To protect natural resources and conserve scenic and historic areas and open spaces.*

**Finding:** The proposed land use code amendments will not negatively impact inventoried Goal 5 resources. Ashland’s Historic District Development Standards in AMC 18.4.2.050, Physical and Environmental Constraints Review procedures in AMC 18.3.10, and Water Resource Protections Zones Ordinance in AMC 18.3.11 are not proposed to be modified and will remain in place to protect historic and natural resources from negative impacts. The Goal is met.

**GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY**

*To maintain and improve the quality of the air, water and land resources of the state.*

**Finding:** The City of Ashland has an acknowledged Comprehensive Plan that complies with this goal. This proposal does not modify the existing goals and policies, and does not negatively impact Goal 6. This Goal is met.

***GOAL 7: AREAS SUBJECT TO NATURAL HAZARDS***

*To protect people and property from natural hazards.*

**Finding:** The City of Ashland has an acknowledged Comprehensive Plan that complies with this goal. This proposal does not modify the existing goals and policies, and the removal of parking mandates within the city of Ashland will not negatively impact natural hazard area protections under Goal 7.

AMC 18.3.10 ‘Physical and Environmental Constraints Overlay’ regulates the development of flood plain corridor lands, hillside lands, hillside lands with severe constraints, and wildfire lands. The standards applying to the aforementioned natural hazard areas follow the same provisions for any proposed development, and the proposal will not alter the applicability of the city’s Physical and Environmental Constraints Overlay regulations or the protection from natural hazards they were implemented to provide. This Goal is met.

***GOAL 8: RECREATIONAL NEEDS***

*To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.*

**Finding:** The City of Ashland has an acknowledged Comprehensive Plan that complies with this goal and the proposal does not modify the existing goals and policies related to Goal 8 and recreational needs. This Goal is met.

***GOAL 9: ECONOMIC DEVELOPMENT***

*To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.*

**Finding:** The proposed code amendments do not modify the existing goals and policies related to Goal 9 and economic development, but instead seek only to implement state requirements that would eliminate requirements to provide off-street parking. This Goal is met.

***GOAL 10: HOUSING***

*To provide for the housing needs of citizens of the state.*

**Finding:** The City of Ashland has an acknowledged Comprehensive Plan that complies

with this goal and the proposal does not modify the existing goals and policies related to Goal 10 and housing needs. With the adoption of the proposed code amendments to eliminate parking mandates citywide, the development of proposed housing will no longer be burdened by a city mandate to provide off-street parking and as such these changes will facilitate the development of more housing units. Specifically, as affordable housing is also no longer required to provide parking spaces, the cost of affordable housing development may be reduced thereby increasing opportunities to provide needed housing at a cost that is affordable to lower and moderate income households. This Goal is met.

**GOAL 11: PUBLIC FACILITIES AND SERVICES**

*To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*

**Finding:** The City of Ashland has master plans in place for water, wastewater and stormwater that address projected population growth and development in the Ashland city limits and UGB. The Water Master Plan was completed in 2020 and projects and plans for an adequate water supply for a 20-year planning period. The Wastewater Master Plan was completed in 2012 and projects and plans for an adequate water supply for a 20-year planning period. The Stormwater and Drainage Master Plan was completed in 2020 and projects and plans for an adequate water supply for a 20-year planning period. This Goal is met.

**GOAL 12: TRANSPORTATION & THE TRANSPORTATION PLANNING RULE**

*(TPR): To provide and encourage a safe, convenient and economic transportation system.*

**Finding:** The City of Ashland adopted a Transportation System Plan (TSP) in 2013 which has gone through the post acknowledgement amendment process. The transportation system is planned to accommodate the population growth and development of the community for the 20-year planning period.

Oregon Administrative Rule (OAR) 660-012-0400(3): Parking Management requires that, “*Cities and counties shall remove parking mandates as directed under OAR 660-012-0420. In lieu of removing parking mandates, cities and counties may amend their comprehensive plans and land use regulations to implement the provisions of OAR 660-012-0425, OAR 660-012-0430, OAR 660-012-0435, OAR 660-012-0440, OAR 660-012-0445, and OAR 660-012-0450.*” The proposed code amendment conforms to this goal and the TPR by implementing OAR 660-012-0400(3). Specifically, the proposal eliminates minimum off-street parking requirements citywide. This Goal is met.

**GOAL 13: ENERGY CONSERVATION**

*To conserve energy.*

**Finding:** The City of Ashland has an acknowledged Comprehensive Plan that complies with this goal and the proposal does not modify the existing goals and policies related to Goal 13 and energy conservation. This Goal is met.

**GOAL 14: URBANZIATION**

*To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.*

**Finding:** The proposed code amendments conform to this goal because they promote more efficient use of land by helping to better accommodate Ashland’s urban population within its portion of the UGB by enabling higher density development and encouraging infill or redevelopment of properties that may be underutilized (i.e. due to an over-supply of parking). This means urban lands will be able to accommodate more housing and employment uses than they were able to when the City mandated that significant portions of properties be used for off-street parking.

The proposed land use code amendments do not include changes to the Ashland Urban Growth Boundary, do not encourage sprawl, do not lower residential densities, or promote uncoordinated and inefficient development. The amendments proposed are limited to eliminating parking mandates within the city as required by the state under the Climate-Friendly & Equitable Communities rules. The management of the City’s land use inventories is unaffected by these amendments. This Goal is met.

**PLANNING COMMISSION FINDINGS AND RECOMENDATIONS**

Based on the above discussion, the Planning Commission finds that the proposed amendments to the Ashland Land Use Ordinance are consistent with the statewide planning goals and therefore comply with the requirement that the amendments be consistent with state land use planning law. The Planning Commission accordingly recommends that the City Council approve the amendments and adopt the proposed ordinance subject to the following overall conclusions.

**Ashland Planning Commission Approval**

\_\_\_\_\_  
Lisa Verner, Planning Commission Chair

\_\_\_\_\_  
Date

**RECOMMENDED COUNCIL CONCLUSIONS**

The City Council finds and determines the approval criteria for this decision have been fully met, based on the detailed findings set forth herein, the detailed findings and

**DRAFT** Findings of Fact and Conclusions of Law

analysis of the Planning Commission, and supporting documents together with all staff reports, addenda and supporting materials in the whole record.

Specifically, the Council finds that the proposed land use code amendments are consistent with City of Ashland approval criteria for land use ordinance amendments as set forth in ALUO 18.5.9.020.B and are consistent with the City of Ashland Comprehensive Plan and other City policies. The Council finds and determines that the proposed amendments are consistent with the Oregon Statewide Planning Goals and applicable Oregon Administrative Rules.

Accordingly, based on the above Findings of Fact and Conclusions of Law, and based upon the evidence in the whole record, the City Council hereby APPROVES the ADOPTION of the following amendments to AMC Title 18 Land Use as reflected in the attached ordinance.

**Ashland City Council Approval**

\_\_\_\_\_  
City Council Approval

\_\_\_\_\_  
Date

Signature authorized and approved by the full Council this 19<sup>th</sup> day of December, 2023.

Attest:

\_\_\_\_\_  
Alissa Kolodzinski, City Recorder

\_\_\_\_\_  
Date

Approved as to form:

\_\_\_\_\_  
Douglas M. McGeary, Acting City Attorney

\_\_\_\_\_  
Date



# **PARKS, TRAILS, AND OPEN SPACE MAP UPDATE**

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# Memo

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**DATE:** November 28, 2023  
**TO:** Planning Commissioners  
**FROM:** Derek Severson, *Planning Manager*  
**RE:** Parks, Trails, and Open Space Map Amendment Study Session

## **Background**

The Park, Trails, and Open Space Map is a supporting document of the City of Ashland's Comprehensive Plan which provides guidance for the Ashland Parks and Recreation Commission (APRC) in land acquisitions and the designation of properties for different usage including neighborhood parks, potential sports fields, open spaces, and trails.

The last official update of the map was done in 2002, with a "light update" by APRC in 2012 which was not adopted by the Council. Parks staff note that the current situation with Ashland's parkland is very different than it was in 1991, when the Comprehensive Plan was first developed and approved by the City Council. At that time, Ashland had less parkland per capita than Roseburg, Medford, or Klamath Falls. Now, after 30-plus years of effort, Ashland's per capita parkland ranks it among the State's leaders. One of the goals of the City's Comprehensive Plan is to have a neighborhood park located within a ¼-mile of every resident living inside the current city limits, and with the exception of the Mistletoe/Croman area, APRC has determined that sufficient property has been obtained to meet this goal.

Since May of 2022, the Parks, Trails, and Open Space Map Update Subcommittee has been working on assessing the current map. The subcommittee completed its work in October of 2023 and sent its recommendations to the APRC. At its October 5<sup>th</sup> business meeting, APRC Commissioners unanimously recommended the updated map for review by the Planning Commission and approval by City Council.

## **Proposal**

Tonight's meeting is a study session to familiarize the Planning Commission with the map and the update process. After tonight's study session, the item will be brought back to the

### **COMMUNITY DEVELOPMENT DEPARTMENT**

51 Winburn Way  
Ashland, Oregon 97520  
[ashland.or.us](http://ashland.or.us)

Tel: 541.488.5305  
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TTY: 1.800.735.2900





Planning Commission for a formal public hearing to make a recommendation to the City Council on adoption of the updated map.

### **Next Steps**

A public hearing to consider the proposed map amendment is tentatively scheduled before the Planning Commission at the next regular meeting on December 12, 2023.

A public hearing and first reading of the proposed ordinance before the City Council is tentatively scheduled for January 16, 2024, with second reading scheduled for February 20, 2024.

### **REFERENCES & ATTACHMENTS**

**Attachment #1:** Memo from Interim Director Leslie Eldridge explain the request

**Attachment #2:** APRC Summary of Proposed Changes

**Attachment #3:** Adopted 2002-2012 Parks, Trails, and Open Space Map

**Attachment #4:** Comparison Map

**Attachment #5:** DRAFT 'Parks, Trails, and Open Space Program 2023-2033' Map

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# ASHLAND PARKS & RECREATION COMMISSION

340 S PIONEER STREET • ASHLAND, OREGON 97520

COMMISSIONERS:

Rick Landt  
Jim Bachman  
Justin Adams  
Jim Lewis  
Stefani Seffinger



Leslie Eldridge  
Interim Director  
541.488.5340  
AshlandParksandRec.org  
[parksinfo@ashland.or.us](mailto:parksinfo@ashland.or.us)

## STAFF MEMORANDUM

**TO:** Ashland Parks and Recreation Commissioners

**FROM:** Interim Director Eldridge

**DATE:** Nov 14, 2023

**SUBJECT:** Ashland Parks and Recreation Commission: Parks, Trails, and Open Space Map Update

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### **SUMMARY**

The Park, Trails, and Open Space Map is a part of the City of Ashland's Comprehensive Plan. The map is a guide for APRC land acquisition and designates properties for different usage including neighborhood parks, potential sports fields, open spaces, trail connectivity, and riparian areas.

Since May of 2022 the Parks, Trails, and Open Space Map Update Subcommittee has been working on assessing the current map. The subcommittee completed its work in October of 2023 and sent its recommendations to the Parks Commissioners. At the October 5 APRC Business Meeting, Commissioners unanimously recommended the updated map for review by the Planning Commission and approval by City Council.

### **POLICIES, PLANS & GOALS SUPPORTED**

APRC Goal #6: Continue to improve and develop our watershed pedestrian and MTB trail network, including connectivity to adjacent National Forest Land and town centers on city ownership, as well as securing easements on private property that protect public access to this network.

#### Council Priorities:

Planning and Growth- Protecting the community's character; community land use planning.

Quality of Life: Open space and parks improvements (trails, wildlife habitat protection, etc.)

Economic Opportunity/Vitality: Attract more families to live in Ashland.

## **BACKGROUND AND ADDITIONAL INFORMATION**

The last official update of the Map was done in 2002 with a "Light Update" done by APRC in 2012. The current situation with Ashland's Parkland is very different than in 1991 when the Comprehensive Plan was first developed and approved by City Council when Ashland had less parkland per capita than Roseburg, Medford, and Klamath Falls. Now, after 30-plus years of effort, Ashland's per capita park land ranks it among the State's leaders. One of the goals of the City's Comprehensive Plan is to have a neighborhood park located within a 1/4 mile of every resident living inside the current city limits. Except for the Mistletoe (Croman) area Commissioners have deemed that sufficient property has been obtained to meet this goal.

## **APRC Recommendations**

APRC recommends that approximately 200 acres of property that had been formerly identified for purchase be removed from the Map.

- (A)\* Billings Property southern portion – only northern portion of property has potential for sports fields
- (B & C) Helman Street Property – within quarter mile of Ashland Creek Park
- (D) Helman to Oak partial corridor – no longer available as corridor
- (E) Cottle Phillips tiny portion to the West – developed
- (F) Upper Elkader/Roca Cannon – developed
- (G) Willow Wind school site – Ashland School District owned
- (H, I,) Property on lower Clay Street – developed
- (J) YMCA- divested
- (K) Middle Clay- Park within a quarter mile
- (L) Chitwood Property on Upper Clay Street – developed
- (M) Crowson Road Extension – no longer needed no plans to expand OKGC

\*Letters are the property highlighted in purple on the map

The majority of properties left on the map for future purchase provide protection of significant natural areas like streams and riparian areas and/or are land and easements that provide trail connectivity. The connectivity goal is to secure land, through outright purchase, donation, grants, or easements, on which to develop a trail system that would provide connecting links to neighborhoods and additional trails throughout the City and surrounding area for non-motorized, recreational use. Efforts to accomplish this goal will be advanced through collaboration with other organizations, such as the Ashland Woodland and Trails Association, Rogue Valley Mountain Bike Association and Southern Oregon Land Conservancy.

## **Properties Designated Purchase or Easements and Projected Use**

- (#1) Billings Property. North part of property for possible sports fields and protection for riparian zone
- (#2) Wright's Creek Parcel. Trail corridor and protection for riparian zone.

- (#3) Grizzly Peak. Conservation easements on the south slopes of Grizzly visible from Ashland would not only protect iconic view visible from most of Ashland but would also reduce development pressure on rare and sensitive flora and on large mammals.
- (#4 & #5) Ashland Creek Corridor – Year-round stream, significant wildlife habitat and potential pedestrian/bicycle connection
- (#6) Nevada St to North Mountain Ave. (Bear Creek Corridor) Riparian area.
- (#7) Property across from Riverwalk. Riparian area.
- (#8) Willows area trail connection (RR property) Acquire riparian area.
- (#9) Bear Creek riparian/floodplain corridor from east of North Mountain Park. Significant wildlife habitat, natural area that is potentially a part of the Greenway extension.
- (#10) Walker Ave. East Main Street. Possible sports fields
- (#11) Talent Irrigation Ditch Segment
- (#12 & #13) West side watershed (Hitt Road) Trail connectivity.
- (#14) 440 Granite Street. Surrounded on three sides by Lithia Park. Only private property on the east side of Granite above Nutley not part Lithia Park. Lithia Park Master Plan recommends purchase of property.
- (#15) Lincoln School. Critical to goal of neighborhood park within ¼ mile of all residents. Many low-income residents in the area.
- (#16 & #17) Upper Liberty St/Ivy Ln Forest/Urban Interface. Connects southern residential neighborhoods with trail network.
- (#18) Tolman Creek/Mistletoe Road Area.

The subcommittee recommends adding the property numbers 12,13,14,16 and 17 to the map which is approximately 98 acres.

### **FISCAL IMPACTS**

No fiscal impacts

### **REFERENCES & ATTACHMENTS**

- DRAFT Parks, Trails, and Open Space Map Update

## **Summary of Changes**

A goal of the Ashland Parks & Recreation Commission (APRC). Board of Commissioners' (the "*Commissioners*") is to update the Parks, Trails & Open Space Plan (the "*Plan*") every ten years. Although a "Light Update" was done by APRC in 2012, it was not reviewed and approved by City Council. The last official update of the Plan was done in 2002.

In preparation for the 2002 update, APRC held a series of community meetings to gather input from citizens on updating the 1991 plan. Following the meetings, Commissioners developed an updated Plan map that included changing the name of the program to the "Parks, Trails and Open Space Plan". For the 2023 update, a Parks, Trails and Open Space Subcommittee (the "*Subcommittee*") was formed by the Commissioners to review the Plan and make recommendations. The Subcommittee has prepared the 2023 update and that body has recommended the 2023 Plan for approval by the Commissioners and City Council. There have been seven APRC meetings where public input was solicited. This Plan was approved by Commissioners XXXX and by City Council XXXX .

The current situation with Ashland's park land is very different than in 1991 when the Comprehensive Plan was first developed and approved by the City Council. In 1991, Ashland had less park land per capita than Roseburg, Medford and Klamath Falls. Now, after 30-plus years of effort, Ashland's per capita park land ranks it among the State's leaders. It has been determined that procurement of land for developed parks is no longer a high priority. Additionally, because City legislation accompanying the Plan specifically mandated that no land would be obtained by condemnation, originally more property than needed was on the Plan to ensure sufficient land could be acquired from willing sellers. For the reasons stated and after careful review by the Subcommittee and approval by APRC Commissioners, roughly 200 acres of property projected for purchase from the 2005 Plan map has been removed from this updated 2023 Plan.

One of the goals of the City's Comprehensive Plan is to have a neighborhood park located within a 1/4 mile of every resident living inside the current city limits. With the exceptions of the Mistletoe (Croman) neighborhood, fully developed sections of the City where no open lands exist, and areas in the urban-forest interface characterized by large lots where Commissioners have deemed that the benefits are not great enough to justify the costs, sufficient property has been obtained to meet this goal. If the City's boundaries are expanded, additional property may need to be identified, for example, a part of the Billings Ranch and acquired to meet the neighborhood goal.

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### **Properties Designated Purchase or Easements and Projected Use**

- (#1) **Billings Property.** North part of property for possible sports fields and riparian zone protection
- (#2) **Wright's Creek** Parcel. Trail corridor and protection for riparian zone.
- (#3) **Grizzly Peak.** Conservation easements on the south slopes of Grizzly visible from Ashland would not only protect iconic view visible from most of Ashland, but would also reduce development pressure on rare and sensitive flora and on large mammals.
- (#4 & #5) **Ashland Creek Corridor** – Year-round stream, significant wildlife habitat and potential pedestrian/bicycle connection
- (#6) **Nevada St to North Mountain Ave. (Bear Creek Corridor) Riparian area.**
- (#7) **Property across from Riverwalk.** Riparian area.
- (#8) **Willows area trail connection (RR property) Acquire** riparian area
- (#9) **Bear Creek riparian/floodplain corridor from east of North Mountain Park.** Significant wildlife habitat, natural area that is potentially a part of the Greenway extension.
- (#10) **Walker Ave. East Main Street.** Possible sports fields
- (#11) **Talent Irrigation Ditch Segment**
- **(#12 & #13) West side watershed (Hitt Road) Trail connectivity.**
- (#14) **440 Granite Street.** Surrounded on three sides by Lithia Park. Only private property on east side of Granite above Nutley not part Lithia Park. Lithia Park Master Plan recommends purchase of property.
- (#15) **Lincoln School.** Critical to goal of neighborhood park within ¼ mile of all residents. Many low-income residents in the area.
- (#16 & #17) **Upper Liberty St/Ivy Ln Forest/Urban Interface.** Connects southern residential neighborhoods with trail network.
- (#18) **Tolman Creek/Mistletoe Road Area.**

### **Properties removed from the map**

- **(A) Billings Property southern portion** – only northern portion of property has potential for sports fields
- **(B & C) Helman Street Property** – within quarter mile of Ashland Creek Park
- **(D) Helman to Oak partial corridor** – No longer available as corridor
- **(E) Cottle Phillips tiny portion to the West** – developed
- **(F) Upper Elkader/Roca Cannon** – developed
- **(G) Willow Wind school site** – Ashland School District owned
- **(H, I,) Property on lower Clay Street** – developed
- **(J) YMCA**– divested
- **(K) Middle Clay**– Park within a quarter mile
- **(L) Chitwood Property on Upper Clay Street** – developed
- **(M) Crowson Road Extension** – no longer needed no plans to expand OKGC








**CITY OF  
ASHLAND**

*Parks, Trails, and  
Open Space Program  
2002-2012*

*Approved by the City Council July 2, 2002*


Urban Growth Boundary   
 City Limits   
 Water Features 


*Updated April 1, 2005*

**Properties Identified**

**Short Term Plan**


**Neighborhood Parks**   
 - (1) Jaquelyn St and Grizzly Dr Property  
 - (2) Upper Clay St Properties


**Active Athletic Fields**   
 - (3) Property on Clay St  
 (adjacent to YMCA City Park)  
 - (4) Helman St Property  
 (adjacent to Helman School)


**Open Space & Trails**   
 - (5) East Main along Bear Creek  
 - (6) Wrights Creek Corridor  
 - (7) Upper Liberty St Property  
 - (8) Nevada St to N Mountain Av  
 (Bear Creek Corridor)  
 - (9) Willows area trail connection  
 (Railroad property)  
 - (20) Talent Irrigation Ditch Segments

**Long Term Plan**

- (10) Ashland Creek Corridor  
 (Hersey St to Eagle Mill Rd)  
 - (11) Hamilton Creek Corridor  
 - (12) Walker site, East Main St  
 - (13) Billing's Property  
 - (14) Crowson Rd Extension  
 - (15) Helman St property  
 (Barn, farm area)  
 - (16) Property across from N Mountain Park  
 - (17) Tolman Creek/Mistletoe Rd area  
 - (18) Waldorf School site  
 - (19) Grizzly Peak


**Lands Identified in Adopted  
Parks and Open Space Plan  
not yet acquired by city. These  
properties remain on the  
proposed plan.** 


**Lands Acquired by the City  
as Parks and Open Space  
which were identified in the  
Adopted Open Space Plan.** 

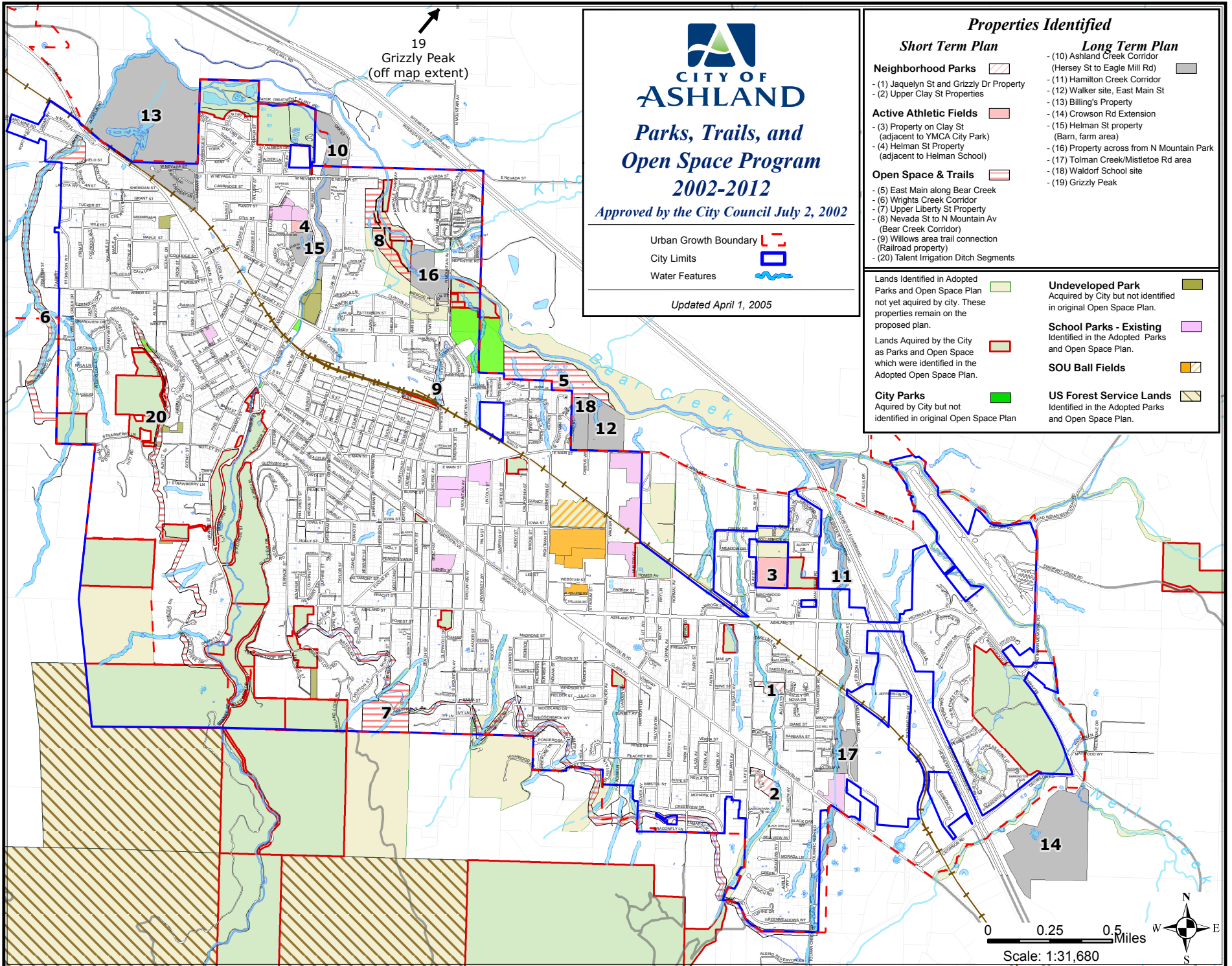
**City Parks**   
 Acquired by City but not  
 identified in original Open Space Plan

**Undeveloped Park**   
 Acquired by City but not identified  
 in original Open Space Plan.

**School Parks - Existing**   
 Identified in the Adopted Parks  
 and Open Space Plan.

**SOU Ball Fields** 

**US Forest Service Lands**   
 Identified in the Adopted Parks  
 and Open Space Plan.







# CITY OF ASHLAND

Better Together

## Parks, Trails, and Open Space Map

A goal of the Ashland Parks & Recreation Commission (APRC), Board of Commissioners' (the "Commissioners") is to update the Parks, Trails & Open Space Plan (the "Plan") every ten years. Although a "Light Update" was done by APRC in 2012, it was not reviewed and approved by City Council. The last official update of the Plan was done in 2002.

In preparation for the 2002 update, APRC held a series of community meetings to gather input from citizens on updating the 1991 plan. Following the meetings, Commissioners developed an updated Plan map that included changing the name of the program to the "Parks, Trails and Open Space Plan". For the 2023 update, a Parks, Trails and Open Space Subcommittee (the "Subcommittee") was formed by the Commissioners to review the Plan and make recommendations. The Subcommittee has prepared the 2023 Plan and that body has recommended the 2023 Plan for approval by the Commissioners and City Council. There have been several APRC meetings where public input was solicited. This Plan was approved by Commissioners on October 11, 2023 and by City Council XXXX.

The current situation with Ashland's Park land is very different than in 1991 when the Comprehensive Plan was first developed and approved by City Council. In 1991, Ashland had less park land per capita than Roseburg, Medford and Klamath Falls. Now, after 30-plus years of effort, Ashland's per capita park land ranks it among the State's leaders. It has been determined that procurement of land for developed parks is no longer a high priority. Additionally, because City legislation accompanying the Plan specifically mandated that no land would be obtained by condemnation, originally more property than needed was on the Plan to ensure sufficient land could be acquired from willing sellers. For the reasons stated and after careful review by the Subcommittee and approval by APRC Commissioners, roughly 200 acres of property projected for purchase from the 2005 Plan map has been removed from this updated 2023 Plan.

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### Legend

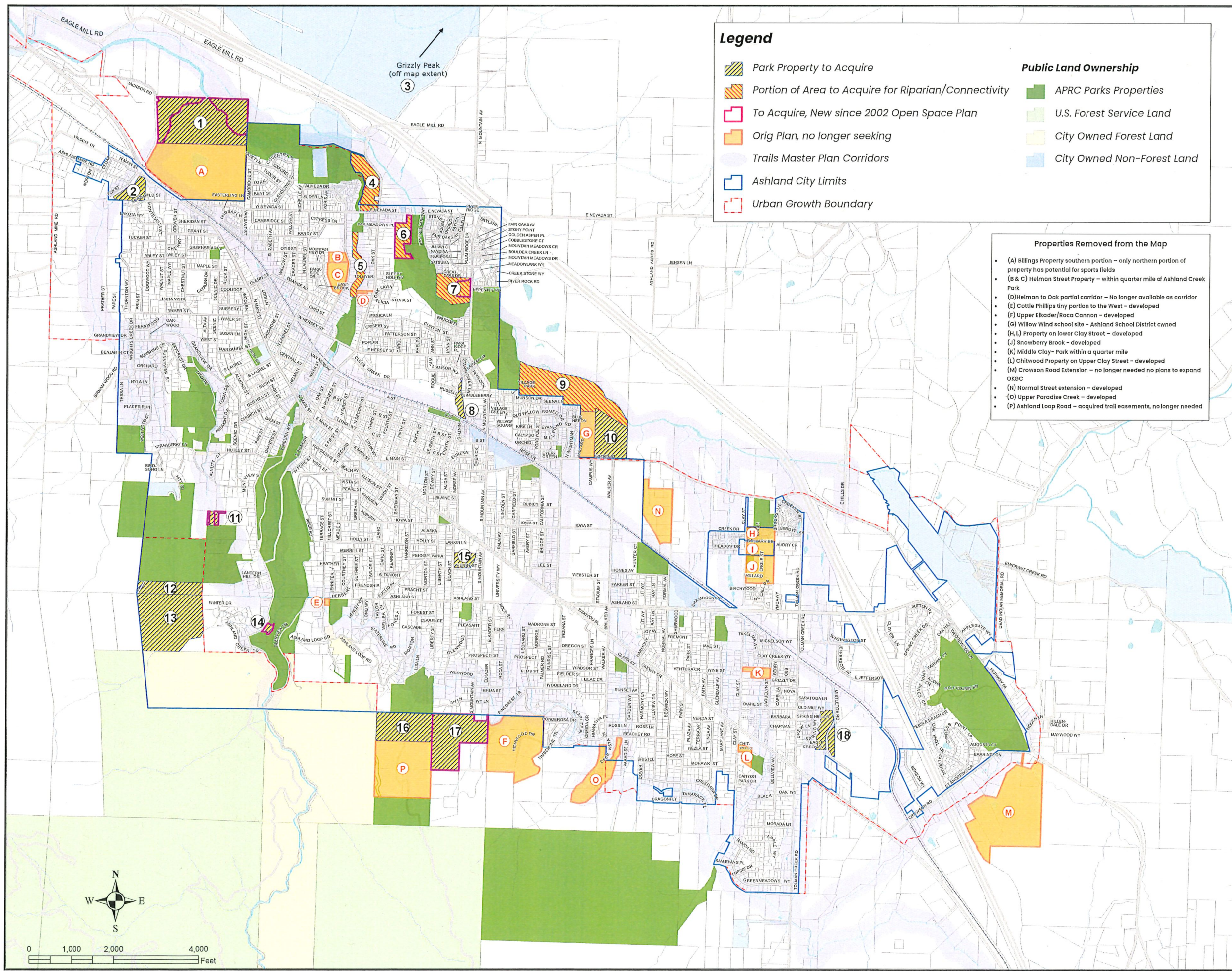
- Park Property to Acquire
- Portion of Area to Acquire for Riparian/Connectivity
- To Acquire, New since 2002 Open Space Plan
- Orig Plan, no longer seeking
- Trails Master Plan Corridors
- Ashland City Limits
- Urban Growth Boundary

### Public Land Ownership

- APRC Parks Properties
- U.S. Forest Service Land
- City Owned Forest Land
- City Owned Non-Forest Land

### Properties Removed from the Map

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- (J) Snowberry Brook - developed
- (K) Middle Clay - Park within a quarter mile
- (L) Chitwood Property on Upper Clay Street - developed
- (M) Crowson Road Extension - no longer needed no plans to expand OGC
- (N) Normal Street extension - developed
- (O) Upper Paradise Creek - developed
- (P) Ashland Loop Road - acquired trail easements, no longer needed





# PARKS AND OPEN SPACE MAP



CITY OF  
**ASHLAND**  
*Better Together*

- Park Property to Acquire
  - Portion of Area to Acquire for Riparian/Connectivity
  - Trails Master Plan Corridors
  - Urban Growth Boundary
  - Ashland City Limits
- Public Land Ownership**
- City-Owned Forest Lands
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  - U.S. Forest Service
  - Ashland Parks Land

NOT TO SCALE

Mapping is schematic only and bears no warranty of accuracy. All features, structures, facilities, easement or roadway locations should be independently field verified for existence and/or location.



3  
Grizzly Peak  
(off map extent)

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INSET MAP:  
Northwest UGB



This is to Certify that this is the approved final version of the official Parks and Open Space Map.

Signed:

Mayor \_\_\_\_\_ Date \_\_\_\_\_

City Recorder \_\_\_\_\_ Date \_\_\_\_\_